

57 BRACEBRIDGE ROAD  
FOUR OAKS ESTATE  
B74 2SL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A rare opportunity to purchase an extraordinary Grade II Listed family house set in extensive grounds on the highly regarded Bracebridge Road.

### Ground floor:

Vestibule  
Entrance hallway  
Reception hallway  
Drawing room  
Dining room  
Sitting room  
Study  
Kitchen/breakfast/family room  
Utility room/2nd kitchen  
Laundry  
Guest cloakroom

### First Floor:

Master bedroom with dressing room and ensuite bathroom  
Four further bedrooms  
Family bathroom with separate WC  
Family shower room

### Second Floor:

Bedroom 6  
Games room/bedroom 7

### Garden and Grounds:

Two bedroom cottage  
Private gated driveway  
Two car garage  
Landscaped mature gardens

Approximate Gross Internal Floor Area Inc. Cottage: 6,674  
Sq Ft (620 Sq M)  
In All Approximately: 2.2 Acres (0.9 Hectare)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



### Situation

Kenwood is situated on an established and large private plot on the highly desirable Bracebridge Road within the Four Oaks Estate.

The Four Oaks Estate is an exclusive residential area lying along the northern and eastern borders of Sutton Park. Originally the site of Four Oaks Hall, the house and its surrounding land were sold in 1868 to Hubert de Burgh-Canning, 2nd Marquess of Clanrikarde for residential development. Four Oaks Hall was demolished in 1898. Covenants have ensured that the Four Oaks Estate has been preserved as a most attractive and highly desirable place to live with tree-lined private roads; their names derived from its historical past.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Veseys Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Nearby Mere Green provides a good selection of everyday shops including M&S Food Hall and Sainsburys supermarkets.

Sutton Park is a designated Site of Special Scientific Interest, offering great scope for walking, golf and a variety of outdoor pursuits. One of the many advantages of the area is its location for fast connections to the M42, M6, M6 Toll and Birmingham International / NEC.

### Description

A rare opportunity to purchase an extraordinary Grade II Listed family house with separate 2 bedroom cottage set in extensive grounds on the highly regarded Bracebridge Road. The plot amounts to approximately 2.2 acres.

Kenwood was designed in 1927 by Birmingham architect, H W Weedon, best known for his role overseeing the Art Deco designs of the Odeon Cinemas, and has handsome elevations consisting of multi-coloured brick in stretcher and other bond elevations with dressings of stone and timber, under a substantial pitched tiled roof. The property boasts many original features including exposed ceiling beams, wood panelling in the reception rooms, detailed cornicing and fireplaces.

Previously there has been planning permission granted for a bungalow in the grounds, this has now expired however subject to the relevant permissions this could be reintroduced.

The house provides extensive accommodation set over three floors and has a two storey cottage separate from the main residence. The house and cottage in total extend to approximately 620 square metres (6,674 square feet).

Kenwood is accessed via substantial, electrically operated, wrought iron gates on elegant brick pillars. A long sweeping gravelled driveway terminates at the front of the house with a turning circle at the centre of which is a fountain.

The beautiful landscaped gardens surround the house and are mostly laid to lawn with trimmed hedges, mature shrubs, bushes and trees.

### Ground Floor

Kenwood has an impressive entrance; accessed through a vestibule, the

main oak door opens to the entrance hall and reception hall beyond. The substantial reception hall extends across the depth of the house with a door leading out to the rear garden.

There are three main reception rooms plus a study. The formal drawing room has a beautifully painted ceiling with intricate mouldings and cornicing. There is painted panelling to half height, and a log burner within a fireplace with a stone surround. The dining room is fully panelled in pine and has a beautiful fireplace with marble and carved surround. There is also a further sitting room with fireplace and bar overlooking the front. The study is fully panelled in pitch pine.

The kitchen is fitted with a range of oak base and wall units, matching island with breakfast bar, and granite work surfaces. Built-in appliances include a four oven Aga with gas hob, dishwasher, fridge and freezer. The current owners extended the kitchen to form a dining and sitting area built to be in keeping with the original house and has high ceilings with exposed beams, and a large bay window overlooking the glorious gardens. A door leads out to the rear patio.

Adjacent to the kitchen is a utility room/2nd kitchen which has a built-in range cooker and there is a separate laundry room. There are also two walk-in pantries accessed from the inner hall.

A rear hall leads out to the courtyard and cottage.

Situated adjacent to the entrance hall is the large guest cloakroom with WC and storage.

### First Floor

There are two staircases leading to the first floor with the primary staircase accessed from the reception hall. This outstanding oak staircase leads to a full turn with views through the picture windows, leading up to the spacious landing area.

The principal suite has a large window seat overlooking the rear garden, built-in wardrobes, a separate dressing room and an en suite bathroom.

There are four further good sized bedrooms serviced by a family bathroom with separate WC and a shower room.

### Second Floor

The second staircase continues up to the second floor where there is the sixth bedroom and a games/entertainment room. The games rooms could be converted to a further bedroom if required. There is also a storage room.

### Cottage

There is a two storey detached cottage accessed via the courtyard. The accommodation includes a kitchen, sitting room, two bedrooms and a shower room.

### Gardens and Grounds

Kenwood is accessed via substantial, electrically operated, wrought iron gates on elegant brick pillars. A long sweeping gravelled driveway terminates at the front of the house with a turning circle at the centre of which is a fountain. There are lawned areas with mature trees either side of the driveway and a separate drive leads to the garage which is in need of modernisation.





The beautiful landscaped gardens surround the house and are mostly laid to lawn with trimmed hedges, mature shrubs, bushes and trees. There are formal gardens to the rear of the property with a retaining wall and steps leading to further gardens and an orchard to the side. There are seasonal flowers planted including azalea, wisteria, bluebells and daffodils, and the orchard has a variety of apple and pear trees.

#### Directions (B74 2SL)

From the centre of Sutton Coldfield, take the A5127 Lichfield Road towards Four Oaks. After the A453 Tamworth Road traffic lights take the fourth left turn into Bracebridge Road. After passing Ladywood Road, Kenwood is the fourth house on the left hand side.

#### Distances

Sutton Coldfield town centre 1.5 miles, Birmingham 9 miles, Lichfield 10 miles, M6 Toll (T3) 5 miles, M6 (J6) 6 miles, M42 (J9) 8 miles, Birmingham International/NEC 16 miles (distances approximate).

#### Services

We understand that mains water, drainage, electricity and gas are connected.

#### Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: H

Viewings: All viewings of Kenwood are strictly by prior appointment through Aston Knowles on 0121 362 7878.

Fixtures & Fittings: Only those items mentioned in the sales particulars together with fitted carpets are to be included in the sale price. All others are excluded.

#### Solicitors note

A portion of the rear garden to the property benefits from a right of access over the roadway shown coloured purple on the plan to Hartopp Road. As this access way is not currently used no warranty as to the suitability of this access for any purpose is given. Further details will be available in the legal pack to be supplied by the Sellers solicitors.



Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.