

HOLLY OAK 29D HARTOPP ROAD
FOUR OAKS ESTATE
SUTTON COLDFIELD
B74 2QR


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This detached 5-bedroom family home is nestled within an enviable plot located in the prestigious Four Oaks Park, highly sought after for its serene surroundings and desirable community.

ACCOMMODATION:

Ground Floor:

Entrance hallway
Large drawing room
Family room
Conservatory
Dining room
Gym
Study
Utility
Guest cloakroom/WC

First Floor:

Large galleried landing
Master bedroom with dressing room and ensuite
Guest bedroom with ensuite
Bedrooms three and four with Jack & Jills ensuite shower room
Spiral staircase leading to second floor

Second Floor:

Bedroom five with ensuite shower room

Gardens and Grounds:

Private gated entrance
Large privately gated block paved driveway with ample parking
Extensive private gardens laid mainly to lawn

In All Approximately: 0.48 acres

Approximate Gross Internal Area: 4007 Sq Ft (372 Sq M)

EPC Rating C

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

Situated close to Sutton Park, The Four Oaks Estate is originally part of a large forestry to encompass the adjoining Sutton Park. The Estate was initially laid out in the 1890s when the Four Oaks Park was bought by the Marquis of Clanricarde. The area was then developed as an exclusive private residential Estate and covenants encumbered on the residences have ensured that the Four Oaks Estate has preserved itself as a most attractive and highly desirable place to live.

The property is situated in a highly desirable location with many amenities close by including restaurants and bistros within the park as well as a new development at the nearby Mere Green, which includes shopping facilities such as Waitrose and Marks & Spencer's food hall. For travelling further afield, the local Four Oaks station provides an effortless commute to both Birmingham and Lichfield. Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Purchasers are advised to check with the local council for up-to-date catchment areas.

Description of Property

An exceptionally spacious detached five-bedroom family residence with six reception rooms, occupying a spacious plot of just under half an acre on the prestigious private estate of Four Oaks Park, just a few minutes' walk to Sutton Park.

The driveway, privately enclosed with a walled and railing border, electrically operated gates and having mature well stocked borders is set back from Hartopp Road in a private drive. The block paved driveway leads to the double garage and welcoming front entrance and into reception hallway via the wooden front door. The entrance hallway gives access to the main living accommodation and kitchen/breakfast room, together with the guest cloakroom with WC.

Through double doors from the hall, is the spacious main drawing room with dual aspect looking out over the extensive rear gardens and private fore garden of the property. French doors lead out to the rear garden terrace, and a walk in bay at the front fills the room with natural light. A feature of the drawing room is the central log burner installed by the present owners, creating a perfect space for receiving and entertaining family and friends.

The dining room is situated at the front of the property, overlooking the well presented front garden. With a feature fireplace it forms a wonderful space for entertaining.

Adjacent to the drawing room is the snug - a cosy space for looking out over the rear garden and is a lovely space for relaxing with a book or watching television. French doors lead into the conservatory which looks out over the rear gardens and fish pond.

The kitchen/breakfast room has been re-fitted with an extensive range of attractive base and wall cupboards and surmounted by complementary granite work surfaces and high gloss black splashbacks. Integrated appliances include dishwasher, double oven, microwave oven and induction hob. The kitchen has a breakfast bar and dedicated formal dining area, ideal for relaxed lunches and family breakfasts.

A door leads from the kitchen to the rear garden and a further door leads into the original double garage, having been incorporated into the house when an detached garage was built. This spacious room is currently used as a gym and is versatile accommodation which could if required be converted to suit an annexe to the house. There is also a dedicated office room and sliding doors conceal a useful utility area and a boiler room. An external door gives easy access to the double garage and rear gardens.

Leading from the reception hall is the staircase up to the gallery landing and first floor accommodation. All bedrooms have ensuite bathrooms/shower rooms and ample storage. The master suite is one of the best rooms in the house - a spacious suite with an attractive bay window seat which enjoys the sunny front aspect. There is a large walk in dressing area and spacious contemporary ensuite featuring central bath, walk in shower cubicle, wash hand basin and WC. Walls are half tiled in complementary tiling and the floor finish is wood effect.

The guest bedroom has a front aspect and en suite shower room. Between bedrooms three and four there is a Jack and Jill style ensuite. A spiral staircase leads to the fifth bedroom on the second floor, converted to create an additional suite which has an en suite shower room, fitted cupboards for storage and access to a large loft storage rooms. The room is completed with an attractive balcony offering views over the entire aspect of the extensive and mature rear gardens.

Gardens and Grounds

The property benefits from an extensive and private rear garden. The garden has various features including a large patio terrace, African hut and water feature. The beautifully maintained rear gardens are mainly laid to lawn and, with the well-established borders and a mature wooded section to the front of the property. The garden provides a wonderful degree of privacy and seclusion.

Overall the plot extends to around 0.48 acres.

The driveway offers space for multiple vehicles to park as well as the double garage providing additional space for parking and storage. It has been suggested that an additional entrance from Hartopp Road could be provided to create an in-out driveway. This would be subject to the necessary planning consents via Birmingham City Council.

Distances

Sutton Coldfield town centre - 1.5 miles
Lichfield - 8 miles
Birmingham - 10 miles
M6 Toll (T3) - 6 miles
M6 (J6) - 6 miles
M42 (J9) - 9 miles
Birmingham International/NEC - 15 miles

(Distances approximate)





Hartopp Road, Sutton Coldfield, West Midlands
Approximate Gross Internal Area
Main House = 3553 Sq Ft/330 Sq M
Double Garage = 336 Sq Ft/31 Sq M
African Hut = 95 Sq Ft/9 Sq M
Balcony external area = 23 Sq Ft/2 Sq M

Directions

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. At the roundabout take the third exit and stay on A5127. Turn left onto Blackroot Road then continue onto Hartopp Road. Holly oak is on the right-hand side.

Services

The property is all mains connected.

Terms

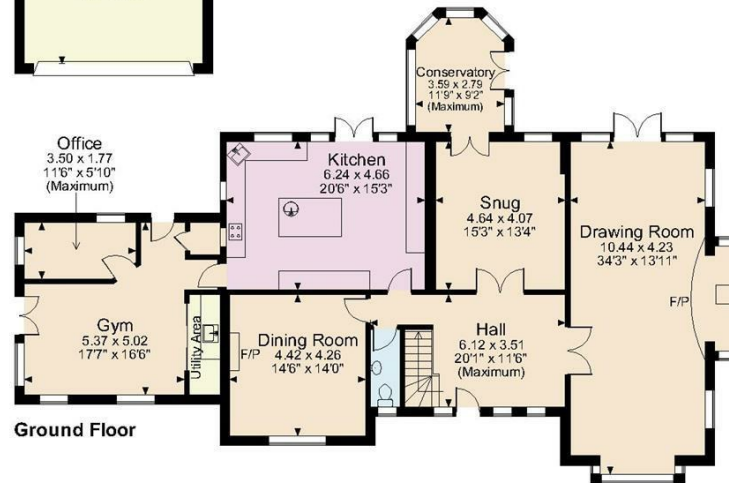
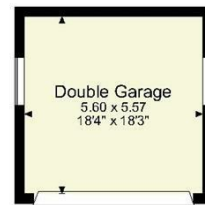
Tenure: Freehold
 Local Authority: Birmingham City Council
 Tax Band: H

Viewings: Viewings are strictly being undertaken by prior appointment through Aston Knowles, 0121 362 7878.

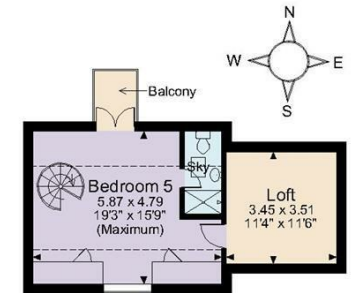
Disclaimer - Important Notice

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of 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 cannot be inferred that any item shown is included in the sale.

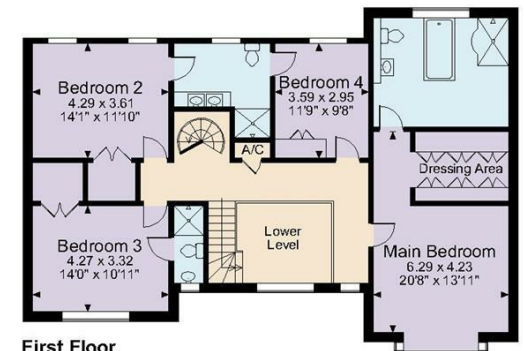
Photographs Taken: May 2024
 Particulars Prepared: May 2024



Ground Floor



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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