

GANDRIA ENDWOOD DRIVE
SUTTON COLDFIELD
B74 3AJ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Discover an exceptional opportunity to own a home that beautifully combines classic charm with modern amenities. Set within the prestigious private Little Aston Park estate, this residence offers a rare blend of seclusion and exclusivity.

Occupying a generous plot of over 1/2 an acre, the property provides ample space for expansive living and entertaining. With its impressive grounds and spacious interior, there is incredible potential to customise and expand to suit your personal taste and lifestyle.

This home is a canvas waiting for your vision - perfect for those looking to create their dream residence in a sought-after location. Don't miss the chance to make this unique property your own.

ACCOMMODATION

Ground Floor:

Reception hall
Walk-in guest cloakroom
Drawing room with dining area and cocktail bar
Kitchen/breakfast area with family room
Utility with second kitchen
Gym/sixth bedroom

First Floor:

Principal bedroom with walk-in closet and en-suite bathroom
Bedrooms two with ensuite
Bedroom three with en-suite
Bedroom four
Bedroom five
Shower room
Family bathroom

Gardens and Grounds:

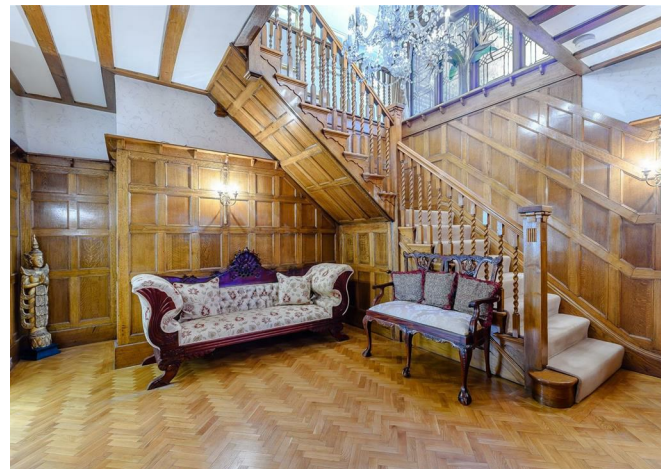
Gardens in excess of half an acre (South Westerly aspect to the rear)
Mature and secluded landscaped gardens
Barbecue terrace and courtyard
Boiler room
Double garage
In and out driveway

Approximate Gross Internal Floor Area: 5,089 sq. ft (472 sq. m)

Plot Area: 0.5395 acres (23,501.5 sq. ft)

EPC Rating: D

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

Gandria is situated on Endwood Drive just off Rosemary Hill Road in the sought-after Four Oaks area of Sutton Coldfield, near to Little Aston Golf Club. Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant, and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Day to day amenities can be found in Mere Green with local supermarkets M&S and Sainsbury's together with a fabulous range of eateries and coffee shops in the recently constructed Mulberry Walk. About 1 mile away is Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Rosemary Hill Road is within the catchment areas for the highly sought after Four Oaks Primary School and Arthur Terry Secondary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

Nestled within the prestigious Little Aston Park estate, this remarkable residence offers a rare blend of privacy and grandeur. Set on an automatic gated plot with a sweeping in-and-out driveway, the home exudes exclusivity and charm.

As you enter through the porch, you're greeted by a reception hall adorned with traditional oak paneling from 1925, featuring beautiful parquet flooring and a grand staircase with twisted barley balustrades. To the left, the drawing room serves as an elegantly appointed space, highlighted by an ornate carved Italian fireplace. This dual-aspect ambassador-style room includes a cocktail area and dining room, enhanced by integrated Bose overhead speakers for an added touch of luxury.

The heart of the home is the kitchen/family room, which includes a cozy breakfast area, a gas-fired full-range Aga-90, and French doors that open to the expansive garden. The kitchen features Knightsbridge oak wall and base units, retaining original features like a functioning butler's bell and intricate wooden storage. A door from the kitchen leads to a practical utility/second kitchen space, complete with additional sink, ovens, hob, integrated fridge, and dishwasher.

On the right side of the reception hall, an additional versatile room, currently serving as a gym, offers the flexibility to function as a sixth bedroom. This space also provides direct access to the integral double garage.

The upper level boasts five spacious double bedrooms, three of which are en-suite. The principal bedroom, overlooking the rear garden, includes a dressing area with newly fitted Sharps

wardrobes and a luxurious en-suite bathroom. A hatch in this bedroom provides access to ample loft storage.

Bedroom two features a charming bay window with a front aspect and Sharps fitted wardrobes, along with an en-suite bathroom. Bedrooms three and four also feature front aspect bay windows and fitted wardrobes by Sharps, while bedroom five, with a rear aspect, includes fitted wardrobes and a loft hatch.

The gallery landing is a bright, open space leading to a shower room with a double shower cubicle and a spacious family bathroom. This bathroom is equipped with his and hers sinks, a corner jacuzzi bathtub, and a shower cubicle, offering ultimate comfort and convenience.

The home's windows are crafted from mahogany and are double glazed, adding to the property's timeless appeal. This is a rare opportunity to acquire a home that beautifully combines traditional elegance with modern luxury, set within one of the area's most exclusive estates.

Gardens and Grounds

The front garden of this exceptional residence is beautifully adorned with well-established shrubs and trees, complementing the sweeping in-and-out driveway. The driveway, enclosed by automated double gates, enhances the property's sense of grandeur and exclusivity. The practical double garage, accessible from both inside and outside the property, features convenient sliding doors.

The property is set within over half an acre of exquisite, mature, and secluded gardens, including a distinctive wooded grove area. The outdoor space offers a granite-lined barbecue terrace nestled within a charming brick arched courtyard, perfect for entertaining. The gardens are enhanced by decadent outdoor lighting, creating a serene and inviting atmosphere.

With a South Westerly aspect at the rear, the gardens provide a tranquil retreat, ideal for relaxation and enjoying the natural surroundings. This remarkable property not only offers luxurious indoor living but also an exceptional outdoor experience.

Directions

From the office at 8 High Street, follow the A5127 towards Lichfield Road. Continue on Lichfield Road before turning left at the roundabout onto the A4026 towards Rosemary Hill Road. After about 0.7 miles turn right onto Endwood Drive. Gandria is on the left-hand side.

Distances

Sutton Coldfield town centre 2.8 miles
Birmingham City Centre 9.1 miles



Endwood Drive, Sutton Coldfield, West Midlands
 Approximate Gross Internal Area
 Main House = 4742 Sq Ft/440 Sq M
 Garage = 347 Sq Ft/32 Sq M
 Total = 5089 Sq Ft/472 Sq M



Birmingham International/NEC 17.7 miles
 Lichfield 7.0 miles
 M6 (J7) 5 miles
 M6 Toll (T3) 6.8 miles
 (Distances are approximate)

Terms
 Tenure: Freehold
 Local Authority: Lichfield
 Tax Band: H
 Average Area Broadband Speed: 63 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.
 Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

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

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 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 March 2022
 Particulars prepared March 2022



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			71
(55-68) D		58	
(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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