

2B LUTTRELL ROAD
FOUR OAKS
B74 2SR


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Luttrell Manor is a remarkable six-bedroom family residence, constructed in the Arts and Crafts style, situated on one of the most sought-after roads in the highly desirable Four Oaks Estate.

ACCOMMODATION

Ground Floor:

Entrance hallway

Study

Drawing room

Living room

Guest W/C

Cloakroom

Kitchen, dining & family room

Garden room

Utility room

Boot room with gardener's W/C

Access to integral garage

First Floor:

Principal bedroom suite with lounge, dressing room and ensuite

Three further ensuite bedrooms

Gymnasium/games room

Server room

Second Floor:

Bedroom suite two with dressing room and ensuite

Bedroom suite three with dressing room, ensuite and separate lounge with additional access via second staircase.

Occasional bedroom

Garden and Grounds:

Hyropool hot tub & swim spa inside fully enclosed luxury pergola

Triple HomeLink garage with parking for up to five vehicles and substantial workshop area

External discrete parking for two vehicles behind remotely operated gate

0.45 acres with sunny aspect

Tarmac driveway with ample parking

Electrically operated entrance gate

CCTV with remote access

Intercom on gate and front door

Watering system

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.



Description of Property

From a covered porch, through a wide solid oak entrance door, the welcoming grand reception hall provides an attractive entrance to the house with a beautiful central oak staircase and substantial feature window with stunning views of the garden. Radiating from the entrance hall are the principal reception rooms, Kitchen, guest W/C and cloakroom.

Entering via double oak doors, the large drawing room has a fully integrated Control4 A/V system, a recessed open fire with limestone surround as its focal point and several windows offering a view to the front of the property providing abundant natural light. Complementing the oak doors are a set of French doors offering access to the rear patio and garden.

Designed and fitted by Neville Johnson the study at the front of the house enjoys a dual aspect onto Luttrell Road & front driveway. Facilitating an optimum home working environment, it features Control4 A/V system, media wall, filing storage and library as well as an oversized desk suitable for video conferencing and in person meetings.

Continuing along the hallway is a convenient guest w/c and fitted cloakroom with extensive storage space.

The vibrant living room has bespoke fitted cabinetry with a combination of shelving and cupboard space with recessed LED mood lighting, a contemporary wall mounted fireplace, Control4 A/V system and central French doors opening out onto the patio and rear garden.

The heart of Luttrell Manor is the extensive kitchen / dining / family room which is a multi-functional room for everyday living with aspect onto the spa area, access to the garden room and stair access to the gym and upstairs accommodation. The sophisticated kitchen has an array of floor and wall-mounted cabinetry, extensive Corian work surfaces and a fully integrated Control4 A/V system. There is an abundance of integrated Siemens appliances which include an induction hob with counter-top deployable extraction fan, two single ovens, dual-function microwave, coffee machine, dishwasher, fridge-freezer and a double height, two zone Caple wine cooler. A multi-function Grohe-Red tap offers instant boiling water and filtered water. A large Corian finished central island with integrated induction hob accommodates spacious seating for four and substantial under counter storage. The family area accommodates ample seating in front of a Hulsta media wall. To the back of the family area is the dining area, providing plenty of space for seating and entertaining. The kitchen space is augmented by a garden room accessed through bifold doors.

The garden room benefits from the porcelain tiled patio flooring flowing effortlessly onto the garden patio. Full height sliding glass doors on three sides, in combination with an adjustable louvered roof system with integrated lighting, enables the dining and entertainment experience to move seamlessly between the kitchen and garden room providing an al fresco dining experience all year round.

To the rear of the kitchen is the utility room, boot room, gardener's W/C and access to the garage.

Via the main staircase from the entrance hall, the elegant first-floor landing overlooks the front elevation and provides a relaxing space to lounge.

To the left of the staircase is the luxurious principal bedroom suite. This impressive suite has a large lounge area with a fully integrated Control4 A/V system, custom made Aleal media wall, storage & display cabinets with complementing dressing table and wall mounted mirror. French doors open to a Juliet balcony offering an aspect onto the rear garden. Transitioning from the lounge area are a set of double doors opening into a luxurious, serene principle bedroom continuing with the stunning Aleal bedroom furniture with views of the rear garden. Leading from the principal bedroom is a fully fitted dressing room and luxurious ensuite bathroom with attractive natural stone floor and wall tiles, a free-standing bath, and double shower.

Bedrooms four and five are on the right of the landing and provide dual aspect views of the property and are Control4 enabled. Both are double rooms with individual en-suite facilities, fitted wardrobes and ample room for relaxation.

Bedroom six, located next to the principal bedroom suite, is a large double room with a Control4 A/V system and its own en-suite bathroom including a large bath.

From the first-floor landing, the main staircase continues to the second floor with access to bedroom suites two and three.

To the front of the property is bedroom suite two. Benefiting from its own dressing room, en-suite bathroom and Control4 A/V system, it is a large space with flexible areas for rest and relaxation.

To the side and rear of the property is bedroom suite three, a hidden gem, comprising of a bedroom, dressing room and en-suite bathroom. An adjoining separate lounge with Control4 A/V system and access via a second staircase to the kitchen gives this suite an independent feel.

A staircase from the kitchen provides access to the first-floor gymnasium/games room benefiting from concrete flooring with underfloor heating it has been laid with low impact flooring. Off the Gym is the dedicated server room which accommodates the broadband access point, CCTV server, Control4 system, Wi-Fi server and networking switches providing ethernet cabling to the house.

Continuing up the staircase from the gym is a landing with access to bedroom suite three lounge and an additional room which can be used as a further bedroom. This ideal space is designed to be flexible to the buyer's requirements. Its separate staircase providing independent access lends the accommodation to become a possible annexe.

Gardens and Grounds

Luttrell Manor is accessed through an electrically operated entrance gate, via a smart cobble edged tarmacadam driveway flanked by mature planting and lawn space. Leading to a spacious drive with ample parking, the property benefits from an impressive triple integral garage with parking for up to five vehicles. To the side of the garage, behind another electrically operated gate, is further parking for two vehicles and access to rear garden.

To the side and rear of the property, the garden has been thoughtfully designed to provide a series of definitive areas. The side garden is designed as a formal architectural space with a porcelain tiled patio and a central water feature as an impressive focal point. The large lawn area is edged by formal raised beds, wrapping around the garden.

The rear garden comprises of a sunny patio area with access to the garden room and is ideal for outdoor entertainment and cooking.

Continuing at the rear of the property is a luxury pergola with louvered roof and sliding glass doors housing a sunken Hyropool Hot tub & swim spa with privacy and relaxing views onto an intimate sun patio and peaceful zen garden.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, turn left onto Luttrell Road and the property will be on your left.

Distances

Sutton Coldfield - 2.0 miles
Lichfield - 8.0 miles
Birmingham - 10.0 miles
Birmingham International/NEC - 16.0 miles
M6 - 7.0 miles
M6 Toll - 6.0 miles
M42 - 9.0 miles

(Distances approximate)

Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: H
EPC Rating: B

Viewings: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.



Luttrell Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 6799 Sq Ft/632 Sq M
Garage = 715 Sq Ft/66 Sq M
Swim-Spa & Hot Tub = 311 Sq Ft/29 Sq M
Total = 7825 Sq Ft/727 Sq M



Services

We understand that mains water, drainage, 3 phase electricity and gas are connected.

Disclaimer

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 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.

Photographs taken: August 2024
 Particulars prepared: August 2024



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			
(92-100) A		87	89
(81-91) B			
(69-80) C			
(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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