

RIDGECOURT 15 LUTTRELL ROAD  
SUTTON COLDFIELD  
B74 2SP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Ridgecourt is one of the Four Oaks Estate's fine examples of early Arts and Crafts design. A substantial detached house approached from Luttrell Road via a private driveway with accommodation, requiring modernisation throughout but full of potential.

The generous plot has delightful gardens, that in total extend to 0.84 acres.

## ACCOMMODATION

### Ground Floor:

Entrance hallway  
Drawing room  
Loggia  
Games room  
Dining room  
Guest cloakroom  
Guest WC  
Kitchen  
Breakfast room  
Snug/office  
Utility room  
Separate WC  
Cellar

### First Floor:

Principal bedroom with ensuite  
Three further bedrooms  
Family bathroom  
Separate WC

### Garden and Grounds:

Tandem garage and workshop  
Boiler room in cellar  
Large tool store  
Shed

Approx Gross Internal Floor Area: 4436 sqft (412 sqm)

EPC Rating - E

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

The property is on an established and private plot located on the highly desirable Four Oaks Estate, an exclusive residential area lying along the northern and eastern borders of 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.

Four Oaks benefits from excellent transportation links and 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 and HS2 in the future. The Four Oaks train station connects residents to Birmingham New Street and Lichfield City, making commuting to nearby cities convenient.

Day to day amenities can be found a short distance from the property. Mere Green offers a selection of supermarkets and an array of restaurants, bars, boutique shops and salons, all in walkable distance from the property.

Four Oaks tennis club is located at the end of Luttrell Road, Moor Hall and Little Aston Golf Club are close by.

Sutton Coldfield provides excellent schooling including Bishop Vesey's 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.

## Description of Property

As you step inside this remarkable Harry Weedon designed property, you're greeted by a spacious hallway that connects all the reception rooms and the guest washroom with a WC and sink. A guest cloakroom with extra storage for coats is also conveniently located here.

To the right of the hallway, you'll find the drawing room, a generous space for family gatherings and a lovely view of the front garden. An inviting dark wood fireplace adds character and provides a focal point to the room.

Adjacent to the drawing room is a beautiful traditional-style loggia. It's a bright and airy space with doors that fully open and lead to the rear garden via the terrace, allowing plenty of natural light. This is the perfect spot for sipping a cup of tea while taking in the scenic views. The loggia provides access to both the games room and the dining room.

The games room is a versatile addition to the home and can be used as an extra sitting room or a home office, depending on your needs. With views of both the rear and front of the property, it's filled with natural light.

The dining room is a splendid space with a large bay window overlooking the rear garden. It offers ample room for a dining table where families can enjoy more formal meals. A fireplace adds warmth and cosiness to the room. This room also has a hatchway to the kitchen and access to the hallway.

The kitchen, accessible from the hallway, features rich cabinetry and light countertops. It's the perfect place to prepare meals while enjoying views of the garden. Adjacent to the kitchen is the breakfast room, an inviting space for relaxed dining and easy access to the kitchen.

Next to the breakfast room, you'll find the snug/office and the utility room, as well as a separate WC for guests. Beyond here is access to the open side passageway giving access to the front and rear of the property together with the tandem garage and workshop.

Moving to the first-floor landing, the principal bedroom is on the right and is the largest of all the bedrooms. It enjoys a dual aspect with views of both the front and rear gardens and offers plenty of storage space. The ensuite bathroom for this room is equipped with a bath, WC, bidet, and sink.

There are three additional bedrooms, each offering generous space. Bedrooms 2 and 3 have the added convenience of vanity units. Bedroom 3 offers views of the front of the property, bedrooms 2 and 4 have views over the extensive lawned rear garden.

The family bathroom on this floor is both spacious and well-equipped, featuring ample storage and including a bathtub and sink. The WC is separate from the bathroom and conveniently located next to it.

## Garden and Grounds

As you approach the property, you'll be greeted by a large tarmac driveway framed by mature trees and hedges. This not only provides ample parking but also lends an air of seclusion and privacy to the property. The driveway leads to a tandem garage with inspection pit, perfect for storage and parking. Further back, there's a workshop, a dream for enthusiasts.

The rear of the property is a vast expanse mainly laid to well-kept lawn. It's impressively sized, offering ample space for various outdoor activities and leisure. The property is enveloped by mature trees and hedges, ensuring a private and tranquil atmosphere. A large terrace adjacent to the house is the ideal spot for al fresco dining, and steps lead down to the sprawling lawn, making it a perfect outdoor haven.

The boiler house is accessed from the garden beneath the main house.

A useful store and shed complete the garden accommodation.

## Overage

The sale will be subject to an overage clause on the garden land for a period of 20 years, at 25% uplift over the value triggered on the implementation of or the disposal of the property with planning permission for any development.

## 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 hand side, identified by Agents for sale notice.

## Distances

Sutton Coldfield - 2 miles  
Lichfield - 8 miles





Birmingham - 10 miles  
M6 Toll (T3) - 6 miles  
M6 (J6) - 7 miles  
M42 (J9) - 9 miles  
Birmingham International/NEC - 16 miles

(Distances approximate)

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

#### Terms

Local Authority: Birmingham City Council  
Tax Band: H  
Broadband Average Area Speed: 67 Mbps

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

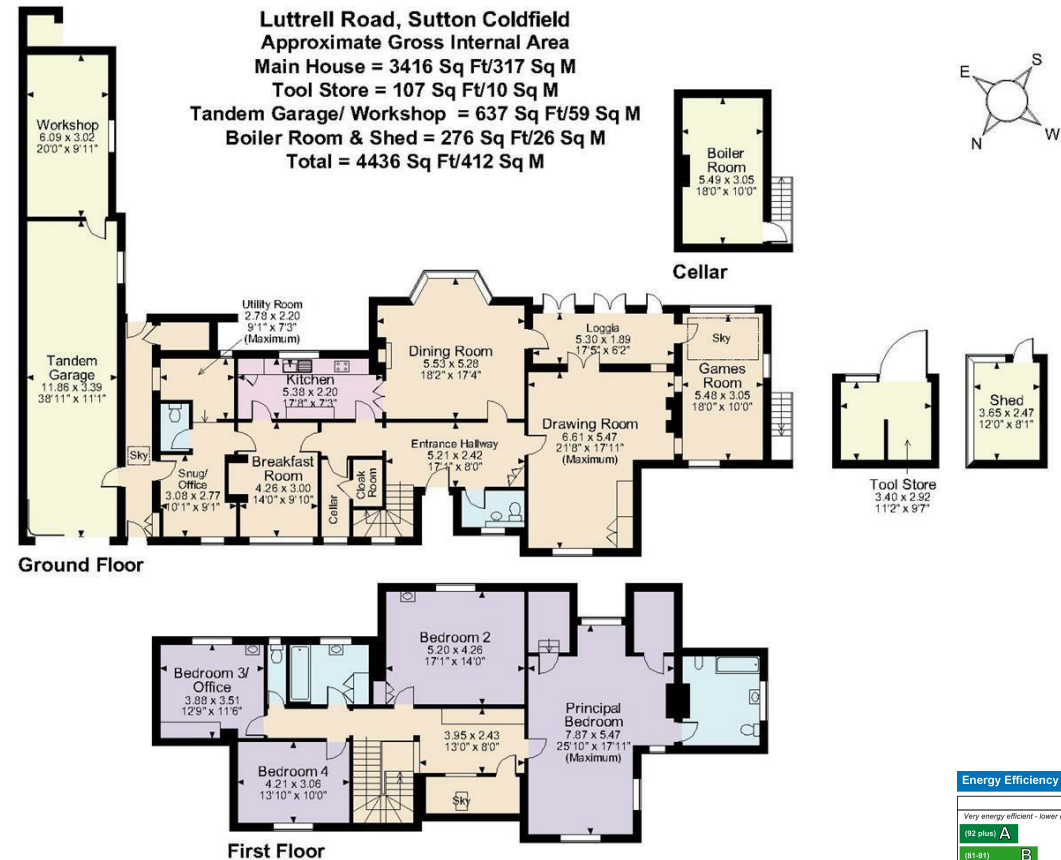
#### Services

We understand that mains water, gas and electricity 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: October 2023  
Particulars prepared: October 2023



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The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>68</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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