

CHESTER ROAD  
ALDRIDGE  
WS9 0LT

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

An exceptional five-bedroom family home blending contemporary luxury with beautifully landscaped grounds, a swim spa, and stunning countryside views.

## ACCOMMODATION

### Ground floor:

Reception hall  
Drawing room  
Formal dining room  
Study  
Gymnasium/music room  
Kitchen/breakfast/family room  
Utility room  
Guest cloakroom and WC

### First floor:

Gallery landing  
Master bedroom with dressing room and en-suite bathroom  
Two further bedrooms both with en-suites  
Bedroom four  
Bedroom five (Currently used as a dressing room)  
Family bath/shower room

### Gardens and Grounds:

Mature gardens  
Private gated entrance  
Double garage with electric operated door  
Outdoor bar/garden room

Approximate gross internal floor area 4069 sq ft (378 sq m) including garage and garden room

EPC rating : B

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

Ash House enjoys a prime semi-rural location, accessed from the A452 Chester Road via a private gated driveway. Everyday amenities are nearby in Aldridge and Mere Green, with further shopping and dining options in Sutton Coldfield and Birmingham.

The area is renowned for its excellent schools, including Little Aston Primary, Stonnall Primary, Bishop Vesey's Grammar, and Sutton Coldfield Grammar for Girls, alongside private schooling options such as Highclare and Lichfield Cathedral School.

Recreational facilities abound, with nearby Sutton Park and several prestigious golf courses, including Little Aston and Moor Hall. Transport links are superb, with regular train services from Blake Street or Shenstone to Birmingham and easy access to the M6 Toll, M6, and M42.

Ash House combines contemporary living with exquisite outdoor spaces, making it an exceptional family home in a sought-after location.

### Description of Property

Set in a delightful semi-rural location with captivating views over the surrounding countryside, Ash House is an exceptional five-bedroom family home. Originally built to an exacting standard, the property has been further enhanced by the current owners to create a truly luxurious and versatile living space, both inside and out.

The heart of the home is the impressive reception hall, which immediately sets the tone with its sense of space and elegance. Leading off the hall is the drawing room, a bright and inviting space with oversized windows that flood the room with natural light while framing views of the landscaped gardens and fields beyond. A log burner provides a cozy focal point, making this a perfect place to relax year-round.

The kitchen, breakfast, and family room is a striking feature of the home, designed for modern family living and entertaining. High-gloss cabinetry is paired with sleek Silestone work surfaces and an extensive range of Miele integrated appliances, including an oven, induction hob, microwave, warming drawers, coffee machine, dishwasher, wine cooler, fridge/freezer, and a Quooker instant hot water tap. The open-plan layout allows for seamless interaction between cooking, dining, and relaxing, with doors opening onto the rear terrace, ideal for al fresco dining. Adjacent to the kitchen, the formal dining room provides a sophisticated setting for entertaining, framed by bi-folding doors that seamlessly connect the interior to the outdoors, offering uninterrupted views of the breathtaking countryside.

Elsewhere on the ground floor, a study offers a private space for work or reading, while a gymnasium or music room provides further versatility. Practical features include a large utility/boot room, and a guest cloakroom, ensuring every aspect of family living has been considered.

Upstairs, the galleried landing leads to five well-proportioned bedrooms. The master suite is a sanctuary of indulgence, complete with a beautifully appointed dressing room (originally bedroom 5, thoughtfully converted into a bespoke dressing room but could easily revert to a bedroom if required) and a luxurious en suite bathroom featuring contemporary Porcelanosa finishes.

Bedrooms two and three each benefit from en suite shower rooms, while bedroom four shares a well-appointed family bathroom.

The interior specification reflects meticulous attention to detail, with features such as underfloor heating throughout the ground floor, Karndean flooring in key areas, and a full home cinema and audio wiring system.

### Gardens and Grounds

The grounds of Ash House have been landscaped to an exceptional standard, creating a haven for outdoor living. A paved driveway sweeps up to the property, offering ample parking and access to the double garage with electric doors. The rear garden, designed for both relaxation and entertaining, features a swim spa and a stylish garden room currently used as a bar. This versatile space, alongside additional storage, complements the beautifully maintained lawn and a paved terrace that enjoys far-reaching views of the surrounding greenbelt.

The property in all, is surrounded by approximately one acre of land, space rarely found. The beautifully landscaped gardens extend to either side of the main house, creating distinct areas for relaxation, play, and entertaining. These thoughtfully designed spaces are laid mainly to lawn perfectly positioned to make the most of the stunning views over the surrounding countryside.

### Services

We understand that mains water and electricity are connected. LPG (Liquid Petroleum Gas) for heating and cooking. Drainage is to a private system.

### Fixtures and 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.

### Directions

From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. At the first roundabout take the second exit onto the A454 Four Oaks Road. Continue straight on for approximately 3 miles, upon reaching the roundabout with the A452 Chester Road and turn right. After approximately ½ a mile the entrance to Ash House is found on the right hand side opposite The Plough & Harrow restaurant.

### Terms

Tenure: Freehold  
Local Authority: Lichfield District Council, 01543 308000  
Tax Band: G  
Average area broadband speed: 150 Mbps

### Distances

Aldridge 2 miles  
Sutton Coldfield 6 miles  
Lichfield 7 miles  
Birmingham 10 miles  
Birmingham International/NEC 20 miles  
M6 Toll (T5) 5 miles  
M6 (J7) 7 miles  
M42 (J9) 13 miles  
(Distances approximate)

### Disclaimer



## Ash House, Chester Road, Aldridge, Walsall

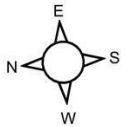
Approximate Gross Internal Area

Main House = 3419 Sq Ft/318 Sq M

Garage = 356 Sq Ft/33 Sq M

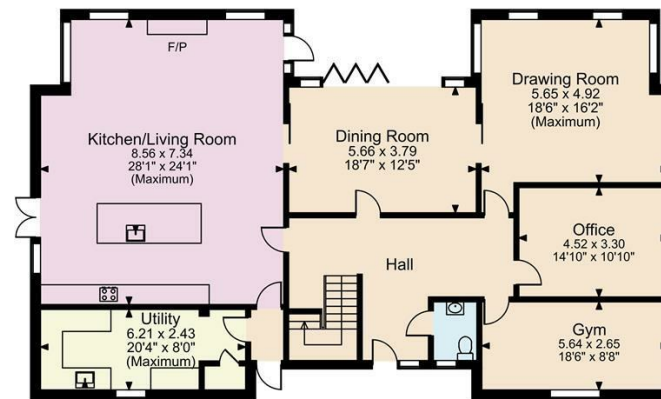
Outbuilding = 294 Sq Ft/27 Sq M

Total = 4069 Sq Ft/378 Sq M

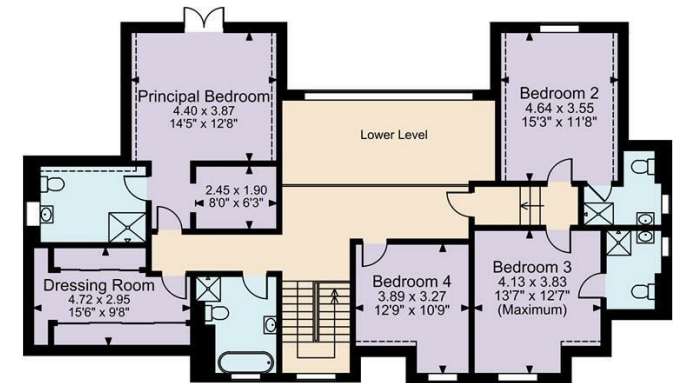


Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars 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.

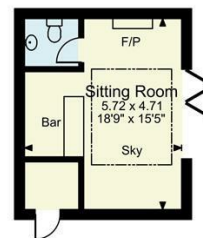
Pictures prepared January 2025  
Particulars prepared January 2025



Ground Floor



First Floor



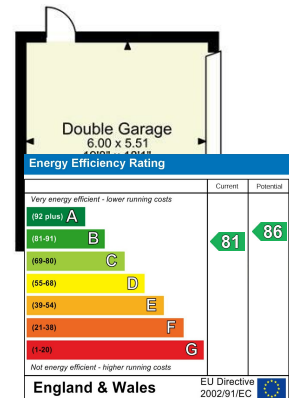
Outbuilding

### 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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