

9 WHATELEY GREEN  
FOUR OAKS ESTATE  
B74 2RL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A substantially extended, 6 bedroom family home situated on the desirable Four Oaks Estate and set in all approximately 0.99 acre.

Ground floor: Entrance porch, Reception hall, Drawing room, Dining room, Family room, Kitchen/breakfast room, Shower room. Two cloakrooms.

Ground floor annexe:  
Separate entrance, Reception hall, Study, Gymnasium, Music room, Cloakroom, Utility room.

First floor:  
Master bedroom with dressing room and en suite bath/shower room, Two further bedrooms with en suite shower rooms, bedroom four.

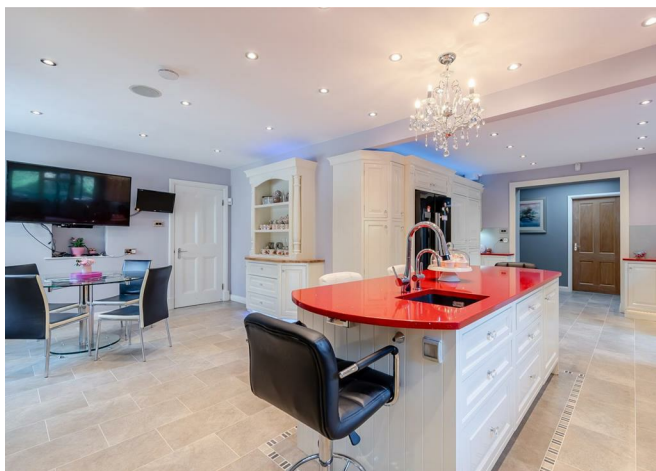
Second floor:  
Two bedrooms with en suite shower rooms.

Outside  
Garaging for up to 4 cars, Mature gardens in all about 0.99 acre (0.4 hectare).

Approximate gross internal floor area excluding garaging 5,142 square feet.

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.



## Description

Discreetly positioned within an exclusive and highly sought-after location on the prestigious Four Oaks Estate, this substantial modern residence offers sophisticated family living on an impressive scale. Meticulously designed and beautifully presented, the property blends architectural presence with refined interiors and professionally landscaped gardens — all within a generous 0.99-acre plot.

The property now benefits from an enclosed entrance porch, offering a private and practical transition into the home. From here, a spacious hallway leads into a dramatic central reception hall, where a sweeping two-storey curved staircase and a statement crystal chandelier establish a sense of grandeur from the outset.

The ground floor has been thoughtfully configured for both everyday living and entertaining. The drawing room, enhanced by a feature fireplace and full-height sliding doors to the rear terrace, offers a stylish yet relaxed space for family and guests. Double doors open to the entertainment room, complete with a bespoke drinks bar — a perfect setting for social occasions.

The heart of the home is the exceptional kitchen and breakfast room, designed with both practicality and luxury in mind. It features bespoke cabinetry, twin ovens, an American-style fridge freezer, a central island with breakfast bar, and a Quooker tap. High-gloss surfaces, ambient lighting, and ceiling speakers further elevate the space. From the kitchen, access flows into the formal dining room, where dual-aspect sliding doors open to the terrace. A large utility room and two separate ground-floor WCs (including a stylish guest cloakroom) offer added convenience.

A further highlight is the generous annexe-style wing, accessible via a private entrance from the driveway. This flexible area is currently arranged as a study/sitting room and a gymnasium with excellent natural light. It leads through to a separate music room with direct garden access — a versatile space for relaxation, creativity, or continued wellness pursuits.

Upstairs, the accommodation is equally impressive, comprising five beautifully appointed bedrooms, all with en suite facilities. The principal suite is a serene retreat, leading into a bespoke walk-in wardrobe — a mirrored dressing room offering both luxury and functionality — and a spacious en suite bathroom with twin basins, a walk-in shower, and private balcony access.

Bedrooms two and three have been recently enhanced with contemporary built-in wardrobes and bespoke dressing tables, ideal for growing children or stylish guest suites. Bedroom four offers additional family accommodation, while the fifth bedroom is perfect for guests or older children, benefitting from natural light and generous proportions.

A number of rooms throughout the property feature ceiling-integrated speakers, allowing for discreet, high-quality audio throughout.

This exceptional home seamlessly combines scale, quality, and design in one of the region's most prestigious settings.

## Gardens and grounds

Externally, the property continues to impress. The expansive rear terrace, accessible from multiple rooms, provides excellent space for outdoor dining

and relaxation. A wrap-around deck leads to a feature koi pond and landscaped planting, while the garden itself offers exceptional privacy, mature borders, and ample space for recreation and entertaining.

This exceptional residence is approached via a secure gated entrance opening to an immaculately brick-paved driveway, framed by low-maintenance planting and mature shrubs and trees, with ample parking for multiple vehicles.

To the rear, a large, grey stone-paved patio invites alfresco dining and outdoor entertaining, while the expansive lawned area provides space for family activities. A tranquil woodland-style section at the garden's edge offers cool respite under the canopy of mature trees.

A striking Koi Pond, encircled by a peaceful Asian-style garden, is the centrepiece of this outdoor haven. Beside it, the modern pergola with log burner, hardwood flooring, and sliding glass doors opens onto a serene wooden deck and seating area — a relaxing space to enjoy the garden regardless of the weather.

The property is further enhanced by a multiple-car garage, a spacious workshop, and a covered pergola ideal for additional storage or garden equipment.

Additional practicality comes in the form of a dedicated tools room discreetly located behind the main garage.

## Situation

The Four Oaks Estate is an exclusive residential area lying along the northern and eastern borders of Sutton Park. Whateley Green is situated off the sought-after Hartopp Road on the Four Oaks Estate and comprises of three detached houses.

Sutton Coldfield provides an excellent choice of schooling including Bishop Vesey Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

Everyday amenities can be found in Mere Green where there are Waitrose and Sainsbury's supermarkets. More comprehensive shopping can be found in Sutton Coldfield and Birmingham.

A selection of restaurants can be found in Mere Green and Sutton Coldfield.

Sutton Park is nearby, offering great scope for walking and a variety of other outdoor pursuits.

One of the many advantages of the area is the connections to the M42, M6, M6 Toll and Birmingham International Airport/NEC. The Four Oaks train station is within walking distance.

## Distances

Sutton Coldfield town centre 2 miles, Lichfield 9 miles, Birmingham 10 miles, M6 Toll (T3) 6 miles, M6 (J6) 7 miles, Birmingham International/NEC 16 miles (distances approximate).

## Services

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





## 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 (B74 2RL)

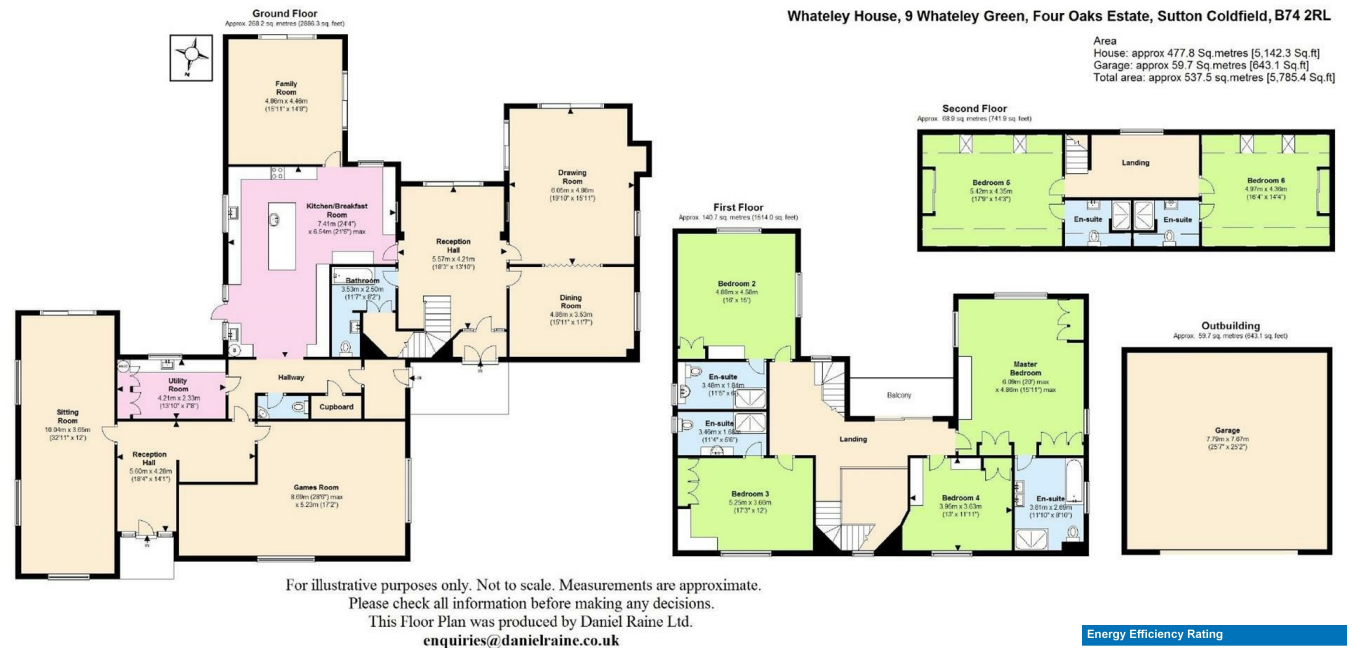
From the centre of Sutton Coldfield take the A5127 Lichfield Road northwards. At the first roundabout take the second exit onto the A454 Four Oaks Road. Take the fifth turning left into Hartopp Road. Carry along Hartopp Road for approximately one mile and the turning to Whateley Green is in the left-hand side shortly after passing Stoneleigh Close on the right. Whateley House is the first property on the right hand side.

## Terms

Tenure: Freehold

Local Authority: Birmingham City Council 0121 303 1111

Tax Band: H



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 importance 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.

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