

6E HARTOPP ROAD  
SUTTON COLDFIELD  
B74 2RH



## ACCOMMODATION

This exceptional, architecturally bespoke residence is beautifully presented and boasts an expansive layout, offering an abundance of space and sophistication. Set in a private and tranquil position within the highly coveted Four Oaks Park Estate, this home enjoys the rare benefit of directly backing onto the scenic Sutton Park. The property is a perfect blend of exclusivity and privacy, offering a unique opportunity to reside in one of the area's most prestigious locales.

### Ground Floor:

Porch entrance

Entrance reception hall

Dining room

Study

Guest WC

Drawing room

Kitchen

Utility room

Family room

Bar

Staircase to first floor

### First Floor:

First floor landing

Principle bedroom, built in wardrobes ensuite bathroom and dressing room

Hallway closet

Airing cupboard

Guest Bedroom with built in wardrobes

Bedroom number three with ensuite shower room and built in closet

Family Bathroom with bathtub and corner shower

Bedroom number five

Staircase to second floor

### Second Floor:

Bedroom number two with ensuite shower room and built in wardrobes

Gym with storage closet

### Gardens and grounds:

Shed

Integral Garage

Privately gated

A spacious driveway

Rear garden backing onto Sutton Park

Well-maintained lawned area

Patio area for al fresco dining

Approximate gross internal floor area 4521 sq ft

EPC rating C

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 situated on the highly sought-after 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 enumbered on the residences have ensured that the Four Oaks Estate has preserved itself as a most attractive and highly desirable place to live.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. Four Oaks tennis club is close by.

The Royal town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. In nearby Mere Green there is an M&S, Waitrose, and Sainsbury's supermarket together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

## Description

Upon arrival at this distinguished residence, you are welcomed by a covered entry, complete with a feature plaque that proudly displays the home's name. The grandeur of the entry hall sets the tone for the entire home, where a striking staircase commands attention. This inviting space has a neutral colour palette and beautifully exposed varnished wood, paired with exquisite flooring, creating an air of sophistication throughout.

The dual-aspect study is a tranquil sanctuary, bathed with its bay window—it is an ideal setting for work-from-home days or peaceful moments of reflection.

The guest toilet, featuring a crisp white suite and part-tiled walls, adds both style and functionality, with high-quality tiled flooring that complements the home's overall aesthetic.

The formal dining room, accessible through double doors, is an impressive space perfect for family gatherings and special occasions. The room offers picturesque views over the meticulously maintained garden, with doors leading outside to further enhance the connection to nature.

The drawing room is the epitome of comfort and elegance. With a central fireplace serving as the focal point, this room invites relaxation and enjoyment in equal measure, providing an intimate yet spacious setting for unwinding with family and friends.

The fully fitted dining kitchen is a chef's dream. Designed with Sherwood Natural wall and base units, it features stunning Baltic Brown Granite work surfaces that offer both style and practicality, along with stylish brass fittings for an added touch of sophistication. Appliances, including a double oven, gas hob, extractor, and microwave, are all integrated seamlessly into the space.

Double doors from the kitchen lead to the expansive family room and bar area, making it an ideal space for both casual living and entertaining. The neutral, modern décor creates an inviting atmosphere, and the doors open to the garden, providing a seamless flow between indoor and outdoor living

spaces.

The ground floor also includes a utility room and a double garage, which houses a spice kitchen—ideal for extra cooking space and versatility.

Ascending to the first floor, a glorious landing awaits, offering ample space for a reading nook with a sofa and bookcase. Bathed in natural light from a skylight, this serene area provides a perfect retreat for quiet moments.

The principal bedroom is a true sanctuary, offering views of the front of the home. With an expansive dressing room offering ample storage space, this bedroom provides both comfort and functionality. The en suite bathroom is a retreat, featuring a fully fitted white suite, including a luxurious corner bath and separate shower.

A front-facing guest bedroom provides generous storage space and serves as a delightful retreat for visiting family members.

Bedroom 3 is a beautifully designed dual-aspect room, complete with fitted storage on both sides and overlooking the rear garden, offering a peaceful and private atmosphere.

Two additional well-proportioned bedrooms on this floor share a family bathroom, which boasts both a bath and a separate shower, ensuring comfort for all.

On the second floor, a generously sized store room offers practical storage space. Bedroom 2, with its own fitted storage, also benefits from an en suite shower room and the added advantage of natural light through a skylight.

The second floor is completed by a dedicated gym area, perfect for maintaining an active lifestyle in the comfort of your own home.

## Gardens and Grounds

The property is privately gated and set back from the main road, offering an exceptional level of privacy and tranquility. A spacious driveway provides ample parking for multiple vehicles, ensuring convenience and ease of access.

The garden is a true highlight, backing onto the expansive and picturesque Sutton Park, allowing for stunning a sense of open space. Mature trees surround the property, creating a sense of seclusion and natural beauty on all sides. A well-maintained lawned area provides an idyllic setting for outdoor activities or peaceful relaxation.

The garden also features a shed, offering additional storage space, and a beautifully designed patio area—perfect for al fresco dining, entertaining guests, or simply enjoying the serene surroundings.

## Distances

Sutton Coldfield town centre 1.5 miles

Lichfield 8 miles

Birmingham 10 miles

M6 Toll (T3) 6 miles

M6 (J6) 6 miles

M42 (J9) 9 miles

Birmingham International/NEC 15 miles

(Distances approximate)

## Services

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

## Fixtures & Fittings

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.





#### Directions

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. At the roundabout continue onto Four Oaks Road. Then take a left turn onto Hartopp Road. You will find the property on your right-hand side after approximately 200 yards.

#### Terms

Tenure: Freehold

Local authority: Birmingham City Council

Tax band: H

Average Broadband speed: 150 Mbps

#### Viewings

Viewings are strictly being undertaken by prior appointment through Aston Knowles, 0121 362 7878

#### 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 January 2025

Particulars prepared January 2025

#### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



#### Richmond House, Hartopp Road, Sutton Coldfield

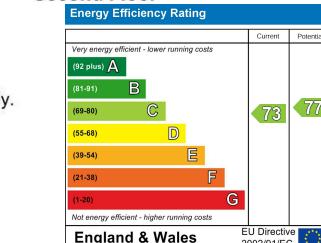
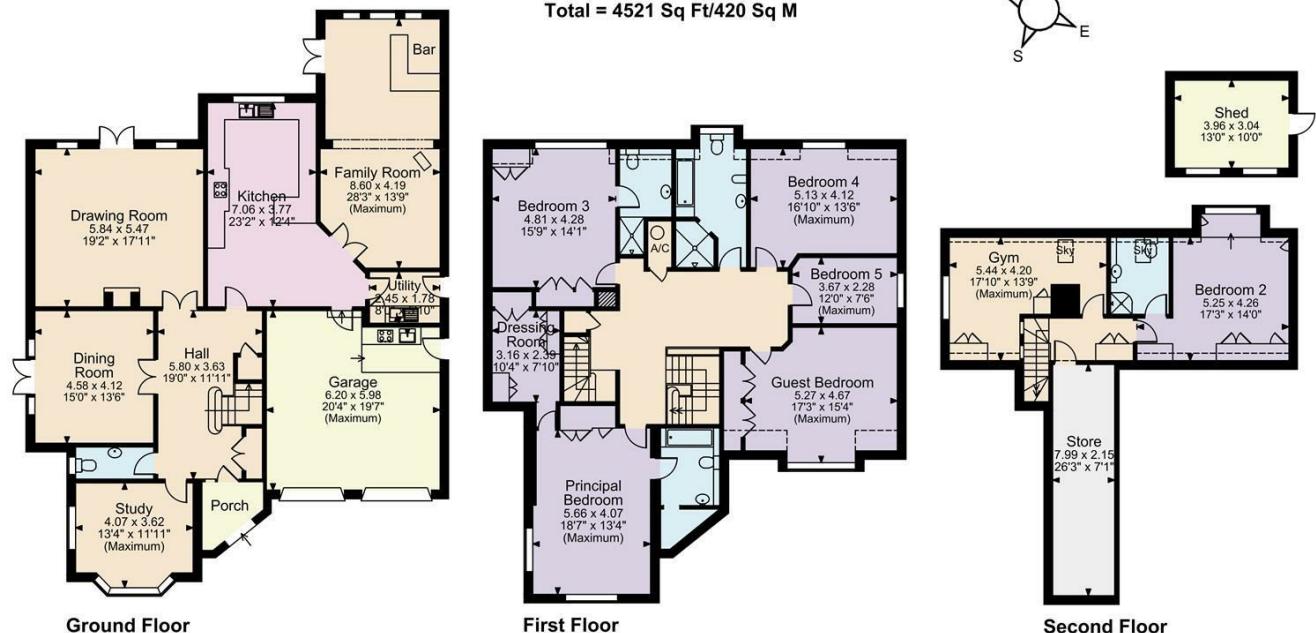
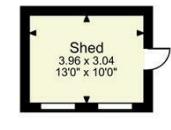
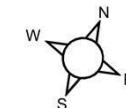
Approximate Gross Internal Area

Main House = 4007 Sq Ft/372 Sq M

Garage = 384 Sq Ft/36 Sq M

Shed = 130 Sq Ft/12 Sq M

Total = 4521 Sq Ft/420 Sq M



#### 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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