



Oaklea House, 2 Roman Grange  
Little Aston Park, Sutton Coldfield, B74 3GA



Sutton Coldfield  
Fine Residential



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An extremely impressive very substantial luxury modern residence standing in mature grounds of approximately 0.5 acre and situated in the heart of the exclusive and much sought after private Little Aston Park.

This magnificent family residence occupies an outstanding mature setting in the heart of this exclusive private Estate regarded as one of the finest residential locations in the region. Built by Charles Church, the property forms part of an exclusive gated development of just six individually designed luxury homes enjoying a mature parkland setting.

Over several years the property has undergone a subtle programme of re-modelling and complete refurbishment under the supervision of the current owners to include an outstanding specification which incorporates an integrated Sonos sound system to all principal rooms, smart home technology, underfloor heating, full security system and many other luxury features.

The superbly presented very spacious family accommodation briefly comprises:

Enclosed Porch with light oak flooring.

Impressive Entrance Hall with feature circular staircase to a gallery landing and light oak flooring.

Guest Cloakroom with Villeroy & Boch wall mounted wc and concealed suite. Washbasin with wall mounted tap, marble worksurface and splashback. Marble floor tiling and underfloor heating.

Cloaks Cupboard/AV Room.

Study with fitted unit incorporating shelving and cupboards and two windows overlooking the front gardens. Light oak flooring and deep ceiling cornice.







Reception Room. A through room approached through glazed double doors, feature marble fireplace with gas coal effect fire and granite hearth. Windows overlooking the front gardens, windows to side and French Doors opening onto the rear patio. Light oak flooring and deep ceiling cornice.

Dining Room. Approached through double doors. Window to side and French Doors opening to the rear patio. Light oak flooring and deep ceiling cornice.

Kitchen/Family Room with Family Room. Extensive range of hand painted shaker style units including wall and floor cupboards, drawers, quartz worksurfaces integrated Miele appliances including oven, microwave oven, warming drawer, fridge freezer and 4 zone induction hob with extractor above. Large central island with contrasting quartz worksurface, 1 ½ bowl stainless steel sink, floor cupboards, Miele dishwasher and seating. Deep ceiling cornice, marble floor tiling and French Doors opening onto the rear patio.

Breakfast Area with light oak flooring, deep ceiling cornice. Double doors to family room and bi folding doors to:

Orangery with two pairs of French doors opening to rear patio, roof lantern and floor tiling with underfloor heating.

Cinema Room. Fitted unit and tv points, speakers, light oak flooring and bi folding doors to the Orangery.

Utility. Full height units, floor cupboards and composite worksurface with stainless steel Franke sink and drainer. Miele washing machine and dryer, marble floor tiling.

Staff Annex with Separate Entrance and direct access from the main house.

Living Room/Dining Room with Kitchenette. Floor cupboards with composite worksurfaces and stainless steel Franke sink and drainer. Integrated appliances including fridge, Miele oven and 4 zone Miele induction hob with extractor above. Light oak flooring and two windows looking out to the front gardens.

Bedroom. Window overlooking the front gardens and light oak flooring.

En Suite Shower Room with corner shower, wc and wall mounted vanity unit with washbasin and wall mounted tap. Chrome ladder radiator and ceramic floor tiling.

Plant Room.







### On The First Floor

Large Gallery Landing with views over the front gardens.

Principal Bedroom Suite with deep ceiling cornice, window overlooking the rear gardens.

Dressing Room with an extensive range of fitted furniture including wardrobes and dressing table. Window overlooking the rear gardens.

Further range of fitted wardrobes between the bedroom and bathroom. Creating a his and hers arrangement.

En Suite Bathroom approached through double doors. Large free standing oval shaped bath, walk in shower, fitted unit with twin washbasins, marble worksurface, cupboards below and wall mounted taps. Wall mounted Villeroy & Boch wc with concealed suite and bidet. Chrome ladder radiator, marble wall and floor tiling and underfloor heating.

Bedroom Two with windows overlooking the front gardens.

En Suite Bathroom with full width bath and shower above, fitted unit with washbasin and wall mounted tap, drawers below. Marble worksurface and splashbacks, wall mounted Villeroy & Boch wc with concealed suite, chrome ladder radiator and porcelain floor tiling with underfloor heating.

Bedroom Three with windows overlooking the front gardens.

Ensuite shower Room with walk in shower, wall mounted Villeroy & Boch wc, wall mounted wash basin with drawers below and wall mounted tap. Chrome ladder radiator, ceramic wall and floor tiling with underfloor heating.

Bedroom Four with window overlooking the rear gardens.

En Suite Shower Room. Walk in shower, wall mounted wash basin and tap with drawers below, wall mounted Villeroy & Boch wc with concealed suite. Chrome ladder radiator, ceramic wall and floor tiling with underfloor heating.

### Outside

Private Mature Gardens in total extending to approximately ½ acre. Paved patio, retaining walls, raised lawns, mature trees shrubs and bushes. External lighting to rear gardens.

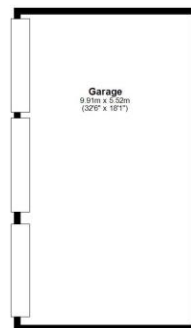
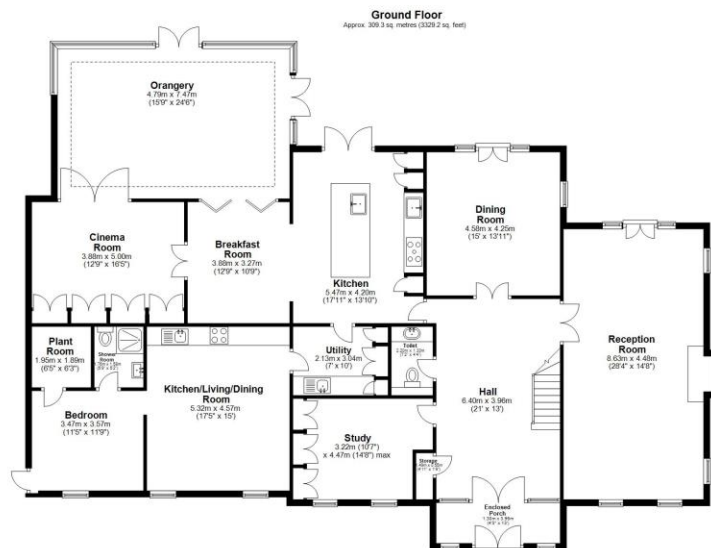
Detached Three Car Garage with light and power and three electric up and over entrance doors.

Sweeping lawned foregarden with wide drive approach and external lighting.

Council Tax Band: H







Total area: approx. 504.6 sq. metres (5431.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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