



Luttrell Manor, 2b Luttrell Road, Sutton Coldfield





Luttrell Manor, 2b Luttrell Road, Sutton Coldfield, West Midlands **B74 2SR**

Luttrell Manor is a remarkable six bedroom family residence, situated in the highly desirable Four Oaks Estate.



Guide price: £3,750,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: H





Location

The property is located on the highly desirable Four Oaks Estate, an exclusive residential area lying along the northern and eastern borders of Sutton Park, known for its suburban charm and excellent amenities.

The Four Oaks Estate is originally part of a large forest 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.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, and more recently the site host for the triathlon competitions of the Commonwealth Games, offers a great scope for walking, golf and a variety of outdoor pursuits.

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.

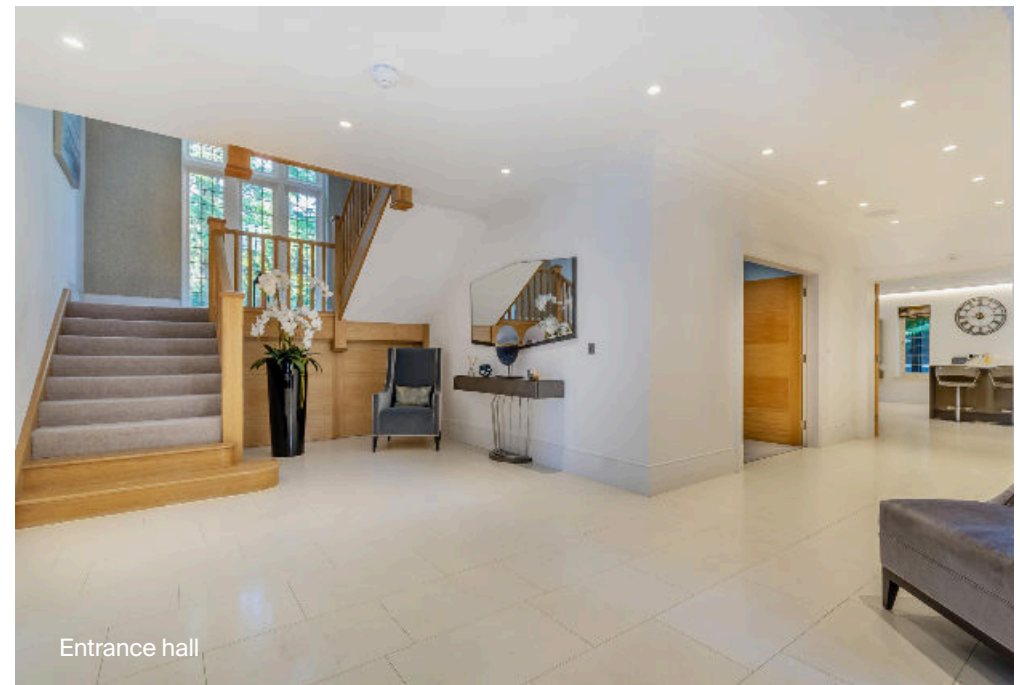
Day to day amenities can be found a short distance from the property. Mere Green offers a selection of supermarkets and an array of restaurants, bars, boutique shops and salons, all in walkable distance from the property.

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.



Entrance hall



Entrance hall



Study



Living room

The property

Luttrell Manor was constructed within the last 10 years and built to a very high specification. The house benefits from modern technology and features including CCTV, Control4 smart home system, extensive internal and external LED lighting, ethernet cabling and WiFi access points serving the house and garden. The property features solid oak doors and staircase, natural stone flooring and electric access points for electric vehicles. There is extensive underfloor heating throughout, a fabulous Hydro-pool swim-spa in addition to a separate hot tub.

The property is accessed through an electrically operated entrance gate, via a smart cobble-edged tarmac driveway flanked by mature planting and lawn space. Leading to a spacious drive with ample parking, the property benefits from an impressive triple integral garage with parking for three vehicles and ample storage space. To the side of the garage, behind another electrically operated gate, is further parking for two vehicles and access to the rear garden.

From a covered porch, through a wide solid oak entrance door, the welcoming grand reception hall provides an attractive entrance to the house with a beautiful central oak staircase and substantial feature window with stunning views of the garden. Radiating from the entrance hall are the principal reception rooms, Kitchen, guest W/C and cloakroom.

Entering via double oak doors, the large drawing room has a fully integrated Control4 A/V system, a recessed open fire with limestone surround as its focal point and several windows offering a view to the front of the property providing abundant natural light. Complementing the oak doors are a set of French doors offering access to the rear patio and garden.

Designed and fitted by Neville Johnson the study at the front of the house enjoys a dual aspect onto Luttrell Road & front driveway. Facilitating an optimum home working environment, it features Control4 A/V system, media wall, filing storage and library as well as an oversized desk suitable for video conferencing and in person meetings.

Continuing along the natural stone hallway is a convenient guest w/c and a fitted cloakroom with extensive storage space.

The vibrant living room has bespoke fitted cabinetry with a combination of shelving and cupboard space with recessed LED mood lighting, a contemporary wall mounted fireplace, Control4 A/V system and central French doors opening out onto the patio and rear garden.

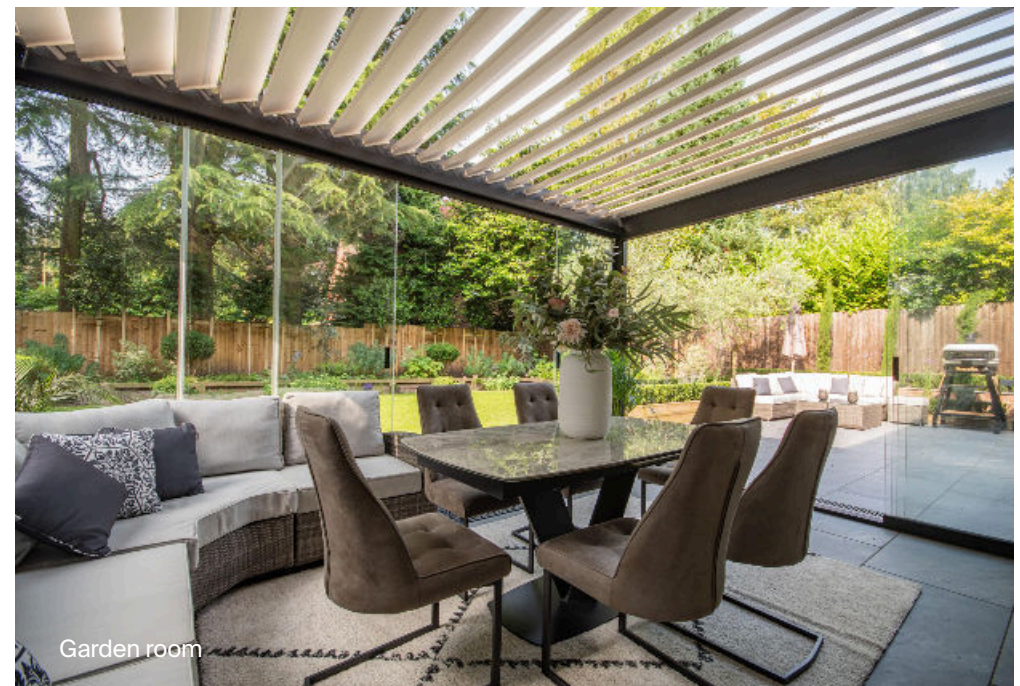
The heart of Luttrell Manor is the extensive kitchen/dining/family room which is a multi-functional room for everyday living with aspect to the spa area, access to the garden room and stair access to the gym and upstairs accommodation. The sophisticated kitchen has an array of floor and wall-mounted cabinetry, extensive Corian work surfaces and a fully integrated Control4 A/V system. There is an abundance of integrated Siemens appliances which include an induction hob with counter-top deployable extraction fan, two single ovens, a dual-function microwave, a coffee machine, a dishwasher, a fridge-freezer and a double height two-zone Caple wine cooler. A multi-function Grohe-Red tap offers instant boiling water and filtered water. A large Corian-finished central island with an integrated induction hob accommodates spacious seating for four and substantial under-counter storage. The family area accommodates ample seating in front of a Hulsta media wall. To the back of the family area is the dining area, providing plenty of space for seating and entertaining. The kitchen space is augmented by a garden room accessed through bifold doors.

The garden room benefits from the porcelain tiled patio flooring flowing effortlessly onto the garden patio. Full-height sliding glass doors on three sides, in combination with an adjustable louvred roof system with integrated lighting, enables the dining and entertainment experience to move seamlessly between the kitchen and garden room providing an al fresco dining experience all year round.

To the rear of the kitchen is the utility room, boot room, gardener's W/C and access to the garage.



Kitchen/dining/family room



Garden room





Kitchen



Utility room



Drawing room



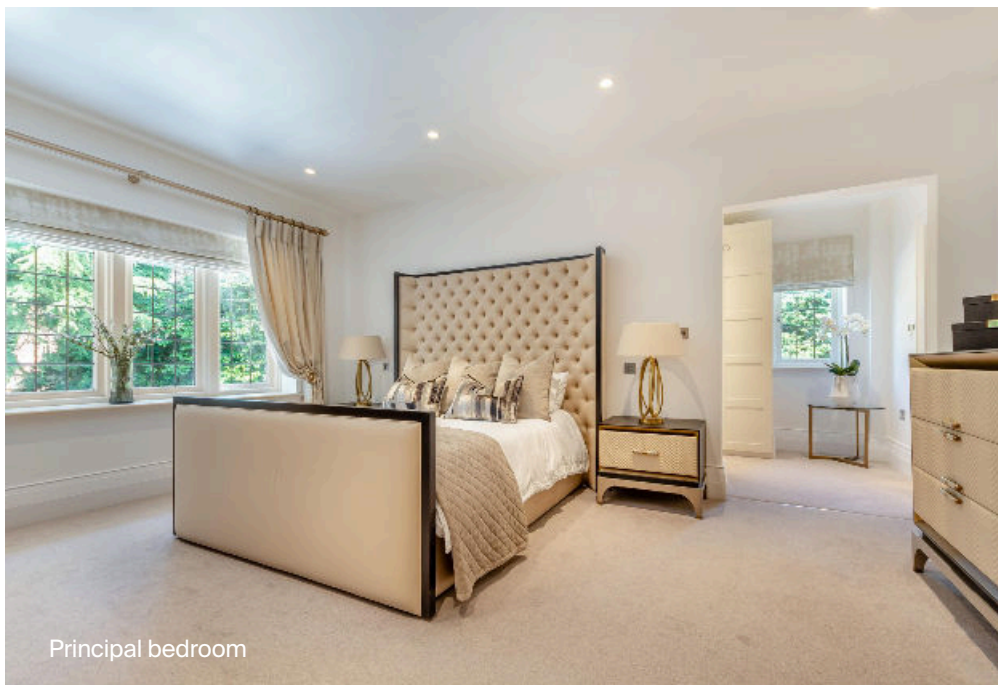
Garden room



Drawing room



Living room



Principal bedroom



Principal bedroom suite

Upstairs

Via the main staircase from the entrance hall, the elegant first-floor landing overlooks the front elevation and provides a relaxing space to lounge.

To the left of the staircase is the luxurious principal bedroom suite. This impressive suite has a large lounge area with a fully integrated Control4 A/V system, custom-made Aleal media wall, storage & display cabinets with complementing dressing table and wall-mounted mirror. French doors open to a Juliet balcony offering an aspect onto the rear garden. Transitioning from the lounge area a set of double doors opens into a luxurious, serene principal bedroom continuing with the stunning Aleal bedroom furniture with views of the rear garden. Leading from the principal bedroom is a fully fitted dressing room and luxurious en suite bathroom with attractive natural stone floor and wall tiles, a free-standing bath, and double shower.

Bedrooms four and five are on the right of the landing provide dual-aspect views of the property and are Control4 enabled. Both are double rooms with individual en suite facilities, fitted wardrobes and ample room for relaxation.

Bedroom six, located next to the principal bedroom suite, is a large double room with a Control4 A/V system and its own en suite bathroom including a large bath.

From the first-floor landing, the main staircase continues to the second floor with access to bedroom suites two and three.

To the front of the property is bedroom suite two. Benefiting from a dressing room, en suite bathroom and Control4 A/V system, it is a large space with flexible areas for rest and relaxation.

To the side and rear of the property is bedroom suite three, a hidden gem, comprising of a bedroom, dressing room and en suite bathroom. An adjoining separate lounge with Control4 A/V system and access via a second staircase to the kitchen gives this suite an independent feel.



Principal bedroom suite



Principal bedroom dressing room



Principal bedroom en suite



First floor landing





A staircase from the kitchen provides access to the first-floor gymnasium/games room benefitting from concrete flooring with underfloor heating it has been laid with low impact flooring. Off the Gym is the dedicated server room which accommodates the broadband access point, CCTV server, Control4 system, Wi-Fi server and networking switches providing ethernet cabling to the house.

Continuing up the staircase from the gym is a landing with access to bedroom suite three lounge and an additional room which can be used as a further bedroom. This ideal space is designed to be flexible to the buyer's requirements. Its separate staircase providing independent access lends the accommodation to become a possible annexe.





Gardens

To the side and rear of the property, the garden has been thoughtfully designed to provide a series of definitive areas. The side garden is designed as a formal architectural space with a porcelain tiled patio and a central water feature. The lawned area is edged by formal raised beds.

There is a sunny patio area with access to the garden room and is ideal for outdoor entertainment and cooking.

The luxury pergola with louvered roof and sliding glass doors houses a sunken Hyropool Hot tub & swim spa with relaxing views onto an intimate sun patio and peaceful zen garden.





Specification

Broadband and telephone

- BT broadband
- Landline connections in office, kitchen and master bedroom

Server room

- Dedicated server room with central broadband router location
- Switches to manage network traffic around the house (with remote access)
- CCTV server
- Control4 processor
- Control4 matrix distributing video (4k) to 8 locations
- Control4 amplifier
- Control4 WiFi
- Wi-Fi access points covering house

Ethernet cabling

- Cat 5/6 cabling throughout the house

Control4

- Sky TV available in 8 rooms
- Audio (radio and streaming) in kitchen, living room, hall, drawing room, office bedroom six, principal suite lounge
- CCTV with remote access - available on all Control4 TV's
- Apple TV streaming to all Control4 TV's (from server room)
- Remote gate access through Control4 tablets and remotely via phone app
- Intercom on gate and front door
- Light controls through Control4

Rako lighting

- All centrally controlled
- Fully customisable lighting via Rako management system and controllable through Rako iPhone app, Control4 app and Smart Home Control via Amazon Alexa

Velux Windows & Blinds

- Remote controlled and programmable with rain sensing closing

Security

- Remotely monitored alarm with two access points, remote control & RFID fob

CCTV

- HIK Vision server with 10 cameras accessible through Control4 as well as separate mobile app for remote access
- Ring - Hard wired ring camera CCTV/floodlight for front gate and rear garden

Electricals

- 3 phase power supply to house
- EV charging connection in garage
- High amp cable available in garden for installation of sauna + 1 other heavy electrical application
- Power to shed
- External power sockets (garage, front garden, back garden and garden room)

Gates

- Electrically operated main gate - controlled via Control4 system, remote operation by gate fob or Control4 app
- Side gate remote operated by fob

Water

- Watering system for garden - 3 zones controlled by separate timers

Heating

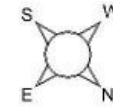
- Under floor heating in all rooms (Except for bedroom suite three lounge and occasional bedroom / storage room)
- Heating controlled by individual digital room thermostats (23 zones)
- Remote controlled fire in living room
- Open gas fire in drawing room

SwimSpa - Hydropool Self-Cleaning 19DTFX Aqua

Trainer

- Hot Tub, capacity 5 people - 1,192L
- Swim Spa - 6,670L - 3 swim jets with 10 speed levels, 4 hydrotherapy jets

Luttrell Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 6799 Sq Ft/632 Sq M
Garage = 715 Sq Ft/66 Sq M
Swim-Spa & Hot Tub = 311 Sq Ft/29 Sq M
Total = 7825 Sq Ft/727 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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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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