



Honeystones, Hartopp Road, Sutton Coldfield

5 Hartopp Road, Sutton Coldfield **B74 2RH**

Situated on the highly sought-after and exclusive 'Four Oaks Estate', the property is just a short walk from the stunning Sutton Park. Four Oaks Tennis Club is also close by. Mere Green offers an array of independent shops, restaurants and bars. Sutton Coldfield provides further shops, restaurants, and excellent schooling including the renowned Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. There is easy access to the M42, M6 and M6 Toll. Regular train services run to Birmingham, Lichfield and further afield from Four Oaks and Sutton Coldfield railway stations.



Guide price: £1,475,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: G





Kitchen



Garden room

Honeystones

Approached directly from Hartopp Road the tarmac drive provides ample parking for multiple vehicles and access to the tandem integral garage. Mature planted borders provide privacy and a lovely green outlook from the front of the house.

This attractive family home is built of Bradstone in an Arts and Crafts style. Elegantly appointed and easily maintained the accommodation has a lovely flow which continues outside to the landscaped garden.

The solid Oak front door is set within an integral recessed storm porch and opens to the inviting reception hallway. Oak panelling to just over 3/4 height is topped with a picture rail, adding warmth to the space. Doors radiate to the principal reception rooms and there is a beautifully appointed guest cloakroom/WC.

The kitchen/breakfast room is beautifully fitted with Systemat light oak units and complimenting darker Caesarstone work surfaces, splashbacks and window sills. There is a good range of integrated Miele appliances and a four-ring induction hob with a Miele extraction hood over. The breakfast area is perfect for enjoying a less formal dining experience. The separate utility room is well-fitted and provides space for the larger appliances and access to the tandem garage.

The spacious drawing room enjoys a dual aspect with lovely views of the garden. A glazed door opens to the sun terrace. The Minster fireplace with a coal-effect gas fire creates a lovely focal point. The fitted furniture was commissioned, with Arts and Crafts motifs, to complement the room whilst also serving several practical functions.

The delightful garden room flows off the drawing room. Enjoying a dual aspect with a walk-in bay window and fully glazed French doors this room is perfect for enjoying the garden all year around. There is also access to the integral tandem garage.

The dining room also has a walk-in bay window flooding the room with natural light. A Northamptonshire stone fireplace with a coal-effect gas fire is a lovely focal point.



The superb kitchen/breakfast room is beautifully fitted.



Breakfast area



Drawing room



Drawing room



Garden room



Dining room



Dining room



A door to the right of the reception hallway provides access to the study and ground floor bedroom suite. The study is a lovely relaxing room, perfect for working from home. A dual aspect provides ample natural light. Bedroom two is a large double bedroom also enjoying a dual aspect. The family bathroom is well fitted and has the benefit of a shower over the bath. This ground floor suite is ideal for elderly relatives and could easily be converted in to a standalone annexe wing for multi-generation living.



Upstairs

The turning staircase rises from the reception hallway to the first floor landing area. A window at the half landing floods the staircase with natural light and provides a lovely feature with a view to the front aspect.

From here three of the four double bedrooms can be accessed along with the family shower room.

The principal bedroom suite is a relaxing space and enjoys dormer views to the front and rear aspects. There are wardrobes providing ample storage and the beautifully fitted en suite bathroom has the benefit of a bath and a separate double shower. A skylight window over the bath allows for stargazing whilst relaxing in the tub!

Bedrooms three and four both have the benefit of fitted wardrobes and are serviced by the family shower room.



Principal bedroom



Principal bedroom wardrobes



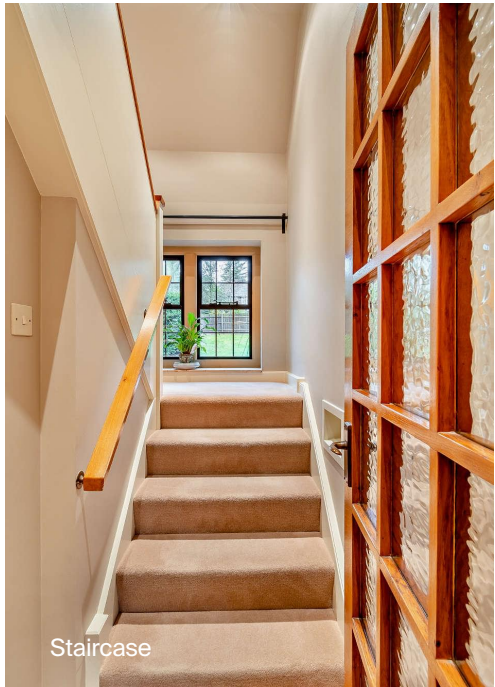
Principal bedroom en suite bathroom



Bedroom three



Bedroom four



Staircase



Staircase



Family shower room



Gardens

The wonderful private rear garden is delightful. The stone sun terrace provides a lovely area for enjoying the warmer sunnier months. Steps lead down to a level lawn providing ample space for children to play. Double wooden gates to the side of the house provide access to the rear for ease of access and a further parking space if required.

Services

Mains water, gas, electricity and drainage





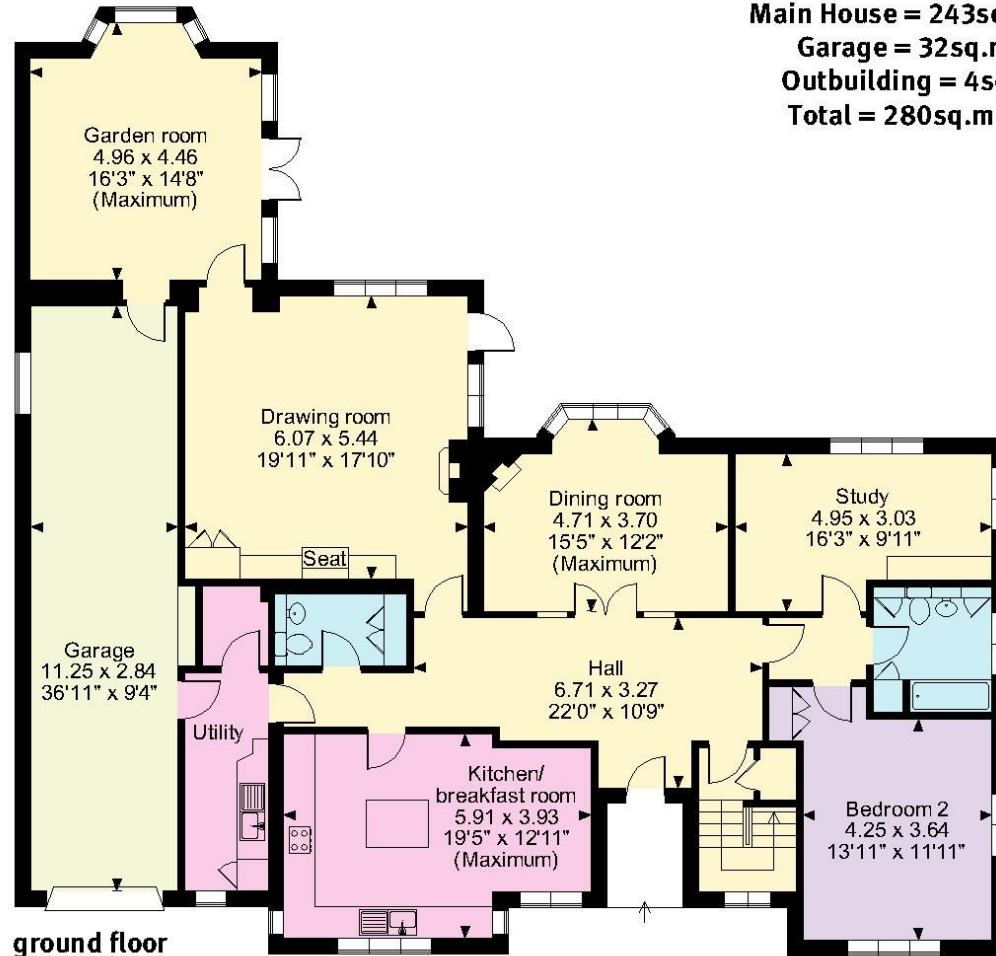
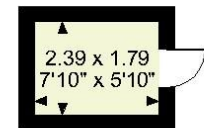
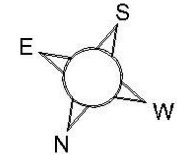
Hartopp Road, Sutton Coldfield
APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 243sq.m (2,613sq.ft)

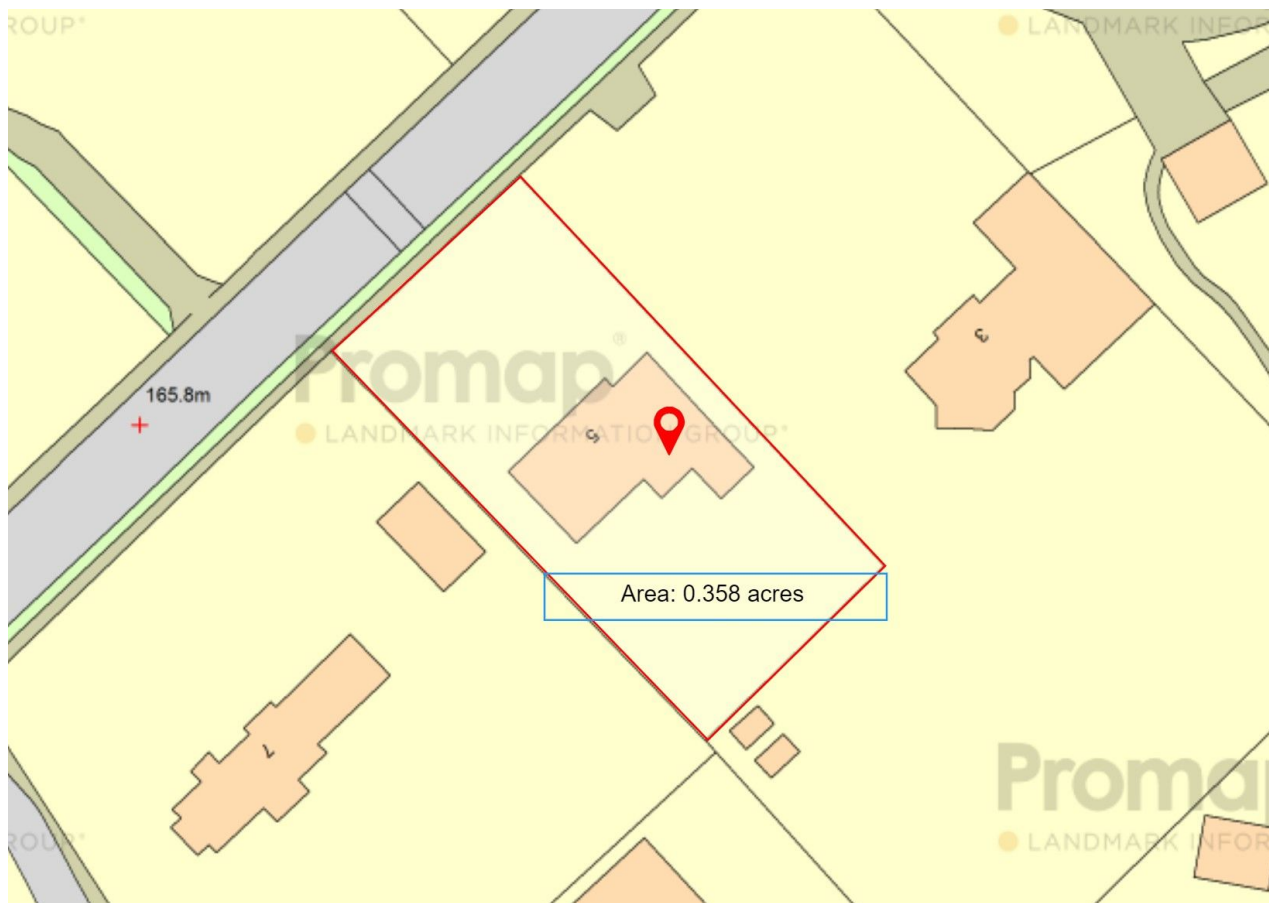
Garage = 32sq.m (350sq.ft)

Outbuilding = 4sq.m (46sq.ft)

Total = 280sq.m (3,009sq.ft)



□ □ □ Denotes restricted head height



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I would be delighted to tell you more

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