



HORNTON LODGE, LITTLE ASTON

Sutton Coldfield, B74 4HN



A BEAUTIFULLY APPOINTED DETACHED FAMILY HOME

A unique gated residence built in 1937 in striking Cotswold stone. The stunning interiors include superb quality fittings throughout with a fine attention to detail.



Local Authority: Lichfield Council
Council Tax band: G
Tenure: Freehold
Services: Mains water, drainage, electricity and gas
Guide Price: £1,375,000

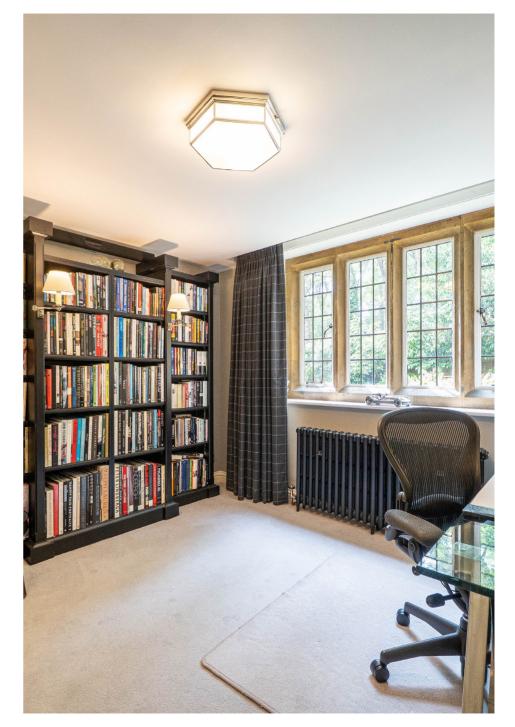


HORNTON LODGE, ROSEMARY HILL ROAD

Situated in Little Aston Conservation Area and set back from the road, Hornton Lodge is approached via automated gates through to a sweeping driveway providing ample parking facilities and access to the two garages.

The property extends to around 3317 sq ft (308.1 sq m) in total and is approached via an open storm porch which leads to the central reception hallway. From here doors radiate to the principal reception rooms.

The living room enjoys views of the garden and features an elegant fireplace creating a superb focal point for the room. Adjacent is the good-sized study which could be used as a snug or playroom as required.







The spacious open plan kitchen, family room and dining room is a wonderful space ideal for everyday family living. The stunning fitted kitchen by Charles Yorke includes a range of Siemens appliances complete with a central island, perfect for entertaining. The dining and seating areas provide flexibility in layout and a stylish Amtico floor brings the whole space together with finishing touches such as bespoke cast iron radiators. Beautiful French doors provide access to the garden and terrace area. From the kitchen there are everyday practical areas including a pantry, utility room and Guest WC. From the reception hallway, stairs rise to the first floor accommodation. There are 5 excellent size bedrooms and 3 bathrooms, all fitted with stylish and quality fittings by Villeroy and Boch, Lusso and Hansgrohe.

Gardens and Grounds

The mature garden includes a terrace area and good expanse of lawn. A substantial garden room sits to end of the garden with delightful open porch ideal to sit and enjoy the lovely garden views. Fencing and mature trees provide privacy from the road and the two garages offer space for parking or storage.



LOCATION

A beautiful five-bedroom detached family home set in a stunning highly sought-after location; on a private gated plot on the much sought after Rosemary Hill Road.

Little Aston 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. Blake Street Station is a 10 minute walk away or for slightly more frequent trains on the same line, Four Oaks station is a 5 minute drive away.

Sutton Park is close by, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits. Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling.









Hornton Lodge, Rosemary Hill Road, Little Aston, Sutton Coldfield.

Total Area: approx 308.1 m² ... 3317 ft²



We would be delighted to tell you more.

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