



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.



5



3



3

EPC

TBC

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.

Sarah Briggs
0121 233 6468
sarah.briggs@knightfrank.com

Knight Frank Birmingham
103 Colmore Row, Birmingham
B3 3AG

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025.. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.