



LUMINA

SUKHMANI, ENDWOOD DRIVE

SUTTON COLDFIELD - ASKING PRICE £1,750,000

**chosen**



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LUMINA DESIGN UK

## Why this home is Chosen...

Set at the foot of a long private driveway off Endwood Drive, on the prestigious Little Aston Estate, and behind electronic gates is Sukhmani, a unique, individually built property that is perfect for Multi Generational living as it has a main house and an interconnecting Annex (with its own separate access).

A quick tour

Highlights of this versatile property include:

- \* Unique, individually built property
- \* Set on the sought after Little Aston Private Estate
- \* Long driveway with electronic gates
- \* Eight bedrooms in total
- \* Main house with 5 beds 3 bathrooms
- \* Annex with 3 bedrooms and 2 bathrooms
- \* Beautiful wrap around Gardens
- \* Large elegant reception rooms
- \* Two fantastic Kitchens
- \* Did we mention the Fantastic Location?



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## Oozing with luxury

Sukhmani is a fantastic individually built home set in just under half an acre of private grounds in the heart of the coveted Little Aston private estate.

This home is incredibly unique and offers two homes in one, with eight bedrooms and five bathrooms, two kitchens, two utility rooms and multiple reception rooms, it is ideal for multigenerational living.

The main residence has impressive full height double doors, which lead into the inner hallway and open out into the most incredible split level living area, with opulent copper feature fireplace with living flame fire, wooden ceilings and expensive finishes, this home feels like something out of a James Bond movie.

There are two sitting areas, plus a spacious dining area, which then flows into the well equipped kitchen, with fitted Mahogany cabinets and granite work surfaces. There is a circular island which houses a gas and an electric hob.

Off the kitchen is a further reception room and a second dining room with views overlooking the rear garden and with access to a pretty outdoor seating area, which is the perfect spot to enjoy alfresco drinks. There is also a practical utility room off the kitchen.

Adjacent to the living accommodation there are five bedrooms (one is currently used as a Sitting room) and Three bathrooms, The principle bedroom is a spacious room with fitted wardrobes and a beautiful and impressive en suite bathroom, with large shower and luxury corner bath. The guest room also has an en suite shower room.

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## The Annex

With its own separate entrance ( or accessed via the main house by a lockable door) is the Annex, which has a spacious, bright, and airy reception hallway with a fabulous open plan modern kitchen with white gloss units and complementary granite work surfaces and integrated appliances. Off the kitchen is a lovely living area, which is open and spacious yet cosy, with a modern Wood Burning Stove and underfloor heating. The dining area has plenty of space for entertaining and has doors opening onto the beautifully landscaped and private front garden.

Little Aston itself has a thriving community, independent shops and restaurants and is in the catchment of some well regarded schools. Just a short walk away is the prestigious Little Aston Golf club which is one of the highest ranked parkland courses in England. Just 10 miles away is Birmingham City Centre which boasts several Michelin starred restaurants, a modern shopping centre including a Selfridges and Harvey Nichols and direct trains to London in just over an hour.

In summary this property offers very flexible accommodation, as either one very large family home, or two homes which can be interconnected or separate to suit individual needs.

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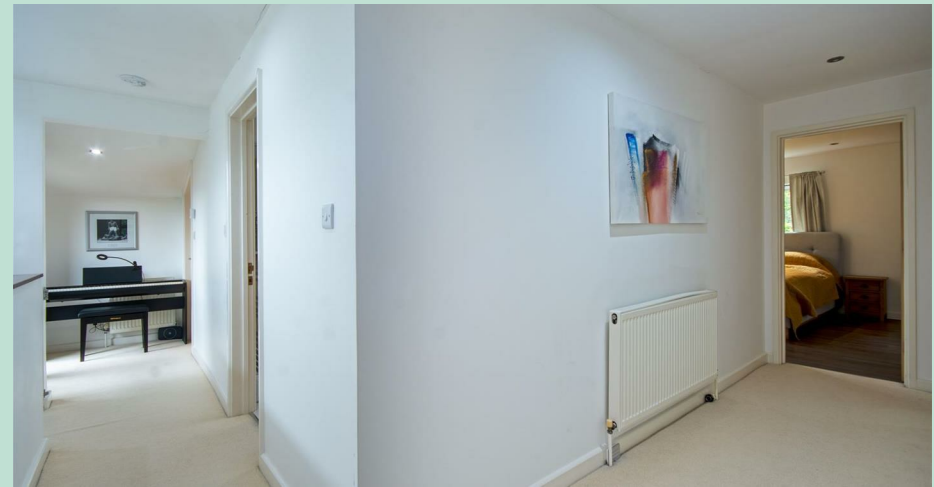
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# Sukhmani, Endwood Drive, B74 3AJ

Approximate Gross Internal Area = 497.4 sq m / 5354 sq ft

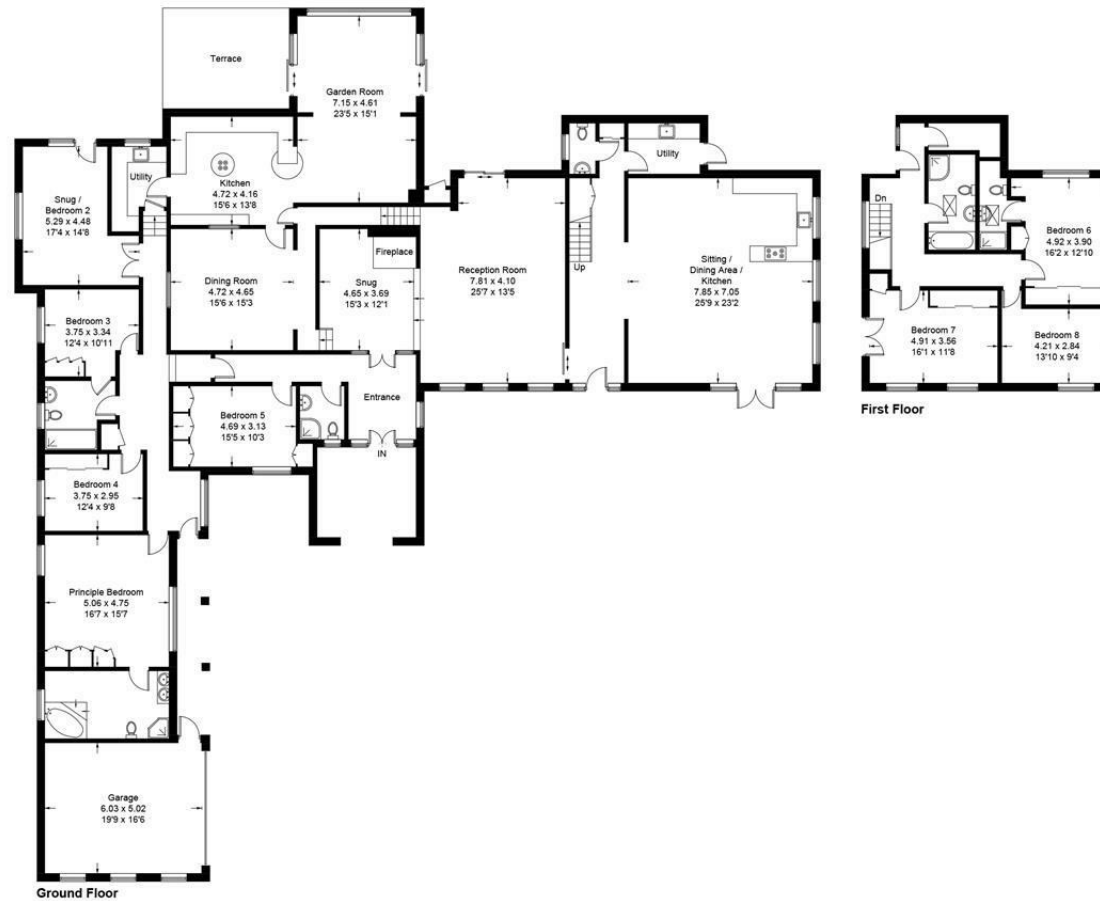


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008413)

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## Enquiries

Sukhmani Endwood Drive is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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