



35, BRACEBRIDGE ROAD

FOUR OAKS, SUTTON COLDFIELD - GUIDE PRICE £3,000,000

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## Why this home is Chosen...

Bryn Teg is an iconic property, nestled behind gates on the prestigious Four Oaks Private Estate. Arguably one of the most attractive and impressive properties in the area, it is a true gem, exuding immense character and charm and providing over 8,000 square feet of flexible accommodation. Set in grounds of around three quarters of an acre, this residence perfectly blends classic elegance with modern comforts and stunning outside spaces.

### Quick Tour

Highlights of this lovely home include:

- \*Private Estate Location
- \*Extensive living accommodation over 3 floors
- \*Meticulously manicured gardens
- \*Heated Outdoor Swimming pool
- \*Outside covered terrace for entertaining
- \*Stunning Kitchen with bi-fold doors
- \*Very flexible living accommodation with the option to create a self contained annex
- \*Beautiful period features throughout
- \*Large gated in out driveway with parking for multiple vehicles
- \*Coach house with scope for development



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### Oozing with luxury

Upon entering the property, you are welcomed by an impressive entrance hall that leads to a guest cloaks area and a main reception hall with panelled walls and a beautiful feature barrelled ceiling. The ground floor boasts a stunning drawing room with decorative plaster ceilings, a large window seat offering beautiful views of the rear gardens, and an impressive marble fireplace with an open fire for cozy winter evenings. The dining room, with its panelled walls and original fireplace, also features a leaded light, stone mullioned window overlooking the front gardens.

The family room is a bright and airy space with a stunning wrap-around window seat. It leads into the newly refitted breakfast/kitchen, which showcases a comprehensive range of pale grey wall and base units complemented by light quartz worktops and a feature kitchen island with seating for occasional dining or socialising. One of the standout features of this room is the bifold doors that open onto the outside covered terrace, creating a seamless transition between the indoors and outdoors. The property also includes a China and butler's pantry, adding to the functionality of the kitchen.

Adjacent to the kitchen is a second hallway leading to a playroom/snug area, a utility room, and a range of other rooms that offer great flexibility for various uses. A second staircase leads to two additional rooms, a bathroom, and storage, making this wing of the house easily convertible into a self-contained annex or workspace if desired.

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## Oozing with luxury

Moving to the first floor, the impressively wide primary staircase leads to a spacious tiered landing area with a stunning feature window at the front of the property. Here, you will find six spacious bedrooms, two of which have en-suite bathrooms, as well as a main bathroom and a separate shower room. The second floor features four additional bedrooms, a bathroom, and a dressing room, which the current owners use as a cinema room, a gym, and a study.

The property also includes a coach house, comprising a double garage, storage rooms, and two roof rooms with development potential. The landscaped mature grounds, with a southerly rear aspect and a heated swimming pool, provide the perfect setting for outdoor relaxation and entertainment.

Situated in a Conservation Area just a short stroll away from the historic Sutton Park, Bryn Teg enjoys a delightful location with easy access to excellent local shopping, restaurants, bars, schools, and public transport, including cross city rail services. Four Oaks station, just a 10-minute walk away, provides regular trains to Birmingham New Street, with connecting trains to London Euston.

With impressive elevations incorporating two balconies at the rear of the property offering magnificent views over the beautifully landscaped gardens, Bryn Teg truly stands out. The walled fore-garden, gated entrance, and spacious sweeping in and out gravel driveway make for a grand entrance to this exceptional residence.

In summary, Bryn Teg presents a rare and unique opportunity to own one of the finest residences in the area. It combines classic elegance with modern comforts and boasts a stunning outdoor space, making it the perfect place to call home.





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# Bryn Teg, 35 Bracebridge Road, B74 2QL

Approximate Gross Internal Area = 744.6 sq m / 8015 sq ft  
Cellar = 16.3 sq m / 175 sq ft  
Total = 760.9 sq m / 8190 sq ft

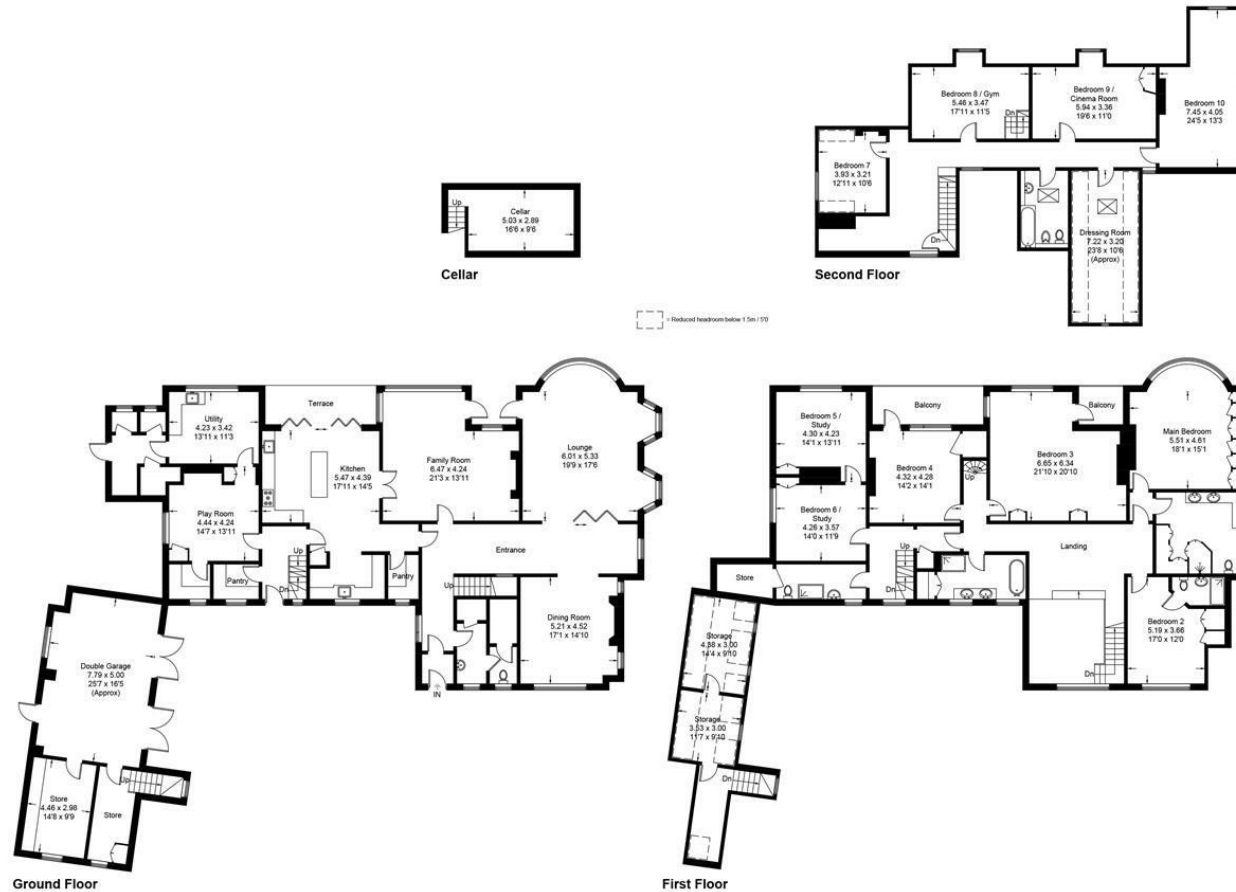


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1098644)

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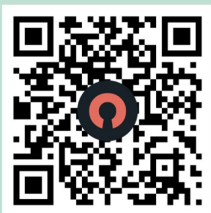
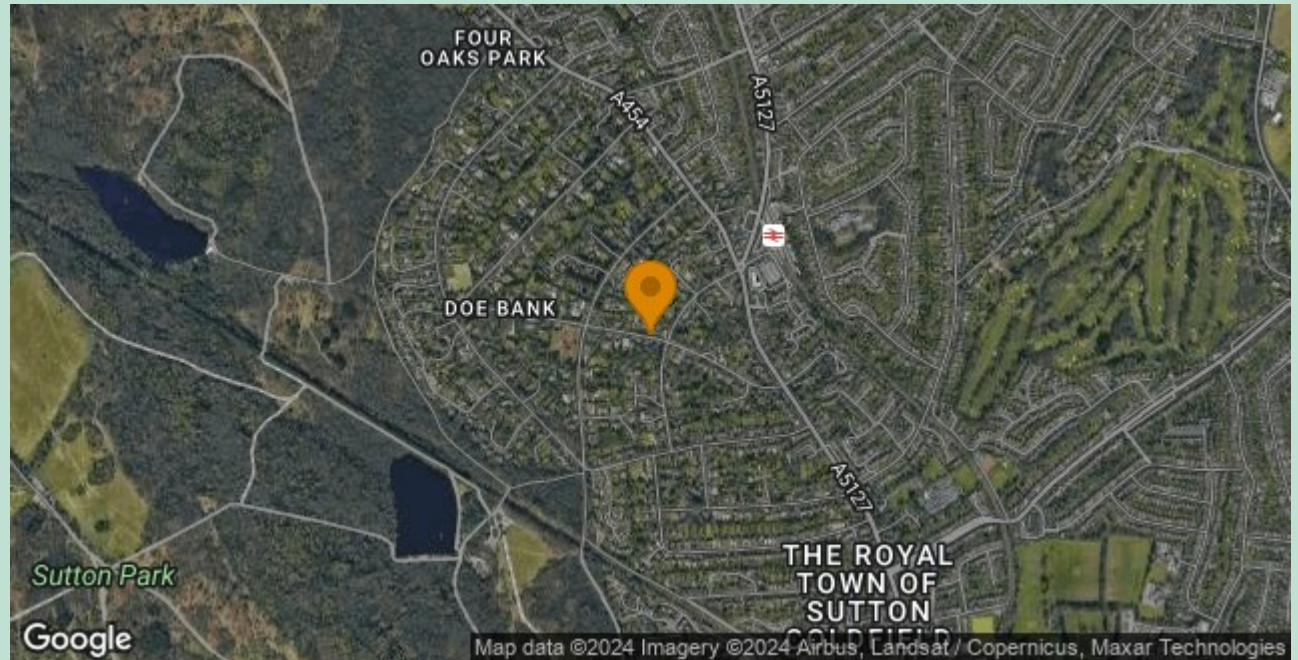
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## Enquiries

**35 Bracebridge Road 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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