



# THE MANOR HOUSE, HARTOPP ROAD

SUTTON COLDFIELD - GUIDE PRICE £2,100,000

**chosen**





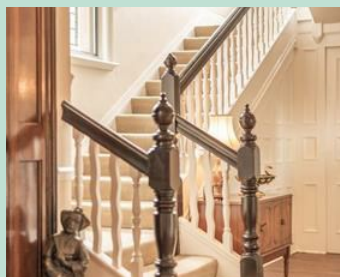
## Why this home is Chosen...

Offering a plethora of luxurious fittings along with original features, this stunning five bedroom house is located in the highly sought-after Four Oaks Estate. Offering extensive accommodation, the property boasts a delightful drawing room, formal dining room, kitchen/diner, lounge, games room, five bedrooms and five bathrooms. The house sits within beautifully maintained gardens to the front and rear, and offers plenty of parking along with a large double garage. Benefiting from views towards Sutton Park to the rear, residents can enjoy the tranquility of the park and its numerous recreational facilities just a stone's throw away. The Four Oaks Tennis Club is conveniently located just a short walk away, offering opportunities for residents to stay active and social.

A quick tour

Highlights of this incredible family home include:

- \* Prestigious Four Oaks Estate
- \* Plethora of character and charm
- \* Five bedrooms bedrooms
- \* Gated 'in & out' driveway
- \* Games room
- \* Delightful drawing room
- \* Formal dining room
- \* Incredible bathroom
- \* Beautiful gardens
- \* Did we mention there is no upward chain?



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## Welcome to The Manor House

Approached via a gated 'in & out' driveway, this impressive home invites you inside through beautiful original double doors with stone detailing. Once inside, you are welcomed by a large and bright reception hall with stairs rising to the first floor flanked by original leaded windows. Doors open into the drawing room, dining room, kitchen and guest wc. Stairs lead down to the wine cellar and a further 'servants' staircase also provides access to the first floor.

The delightful drawing room enjoys views over the rear garden with a large walk-in bay window. The formal dining room again offers a large bay window with views over the rear garden and also features an ornate decorative ceiling and inglenook fireplace. Moving through to the kitchen, French doors to the rear provide access to the gardens. The kitchen provides a range of wall and base units with Corian work surfaces and a large island unit with Corian work surface and undermount sink. Inbuilt appliances include two ovens, a steam oven, warming drawer, microwave, dishwasher and fridge and freezer.

From the kitchen, a door leads through to a bright link extension/snug which gives access to the large double garage and the living room. From here there is a door to a useful shower room and also access to the rear garden and to a courtyard seating area to the front. The living room features a spiral staircase leading to a superb, large entertainment room currently used as a snooker room but offering several different uses such as a home gym or cinema room. This area could also provide the ideal space for an annex. Leading on from the living room is a lovely conservatory making the most of the views over the rear garden.

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### Welcome to The Manor House

To the first floor, you will find three double bedrooms (master with en-suite) and two bathrooms. The master bedroom enjoys views over the rear garden and to Sutton Park beyond. There is a range of fitted wardrobes and a modern en-suite with twin sinks and a walk-in shower. Two further bedrooms have views over the front with one of the bedrooms currently being used as a library/office with fitted shelving.

A large bathroom/dressing room connects to the master bedroom but could easily be converted into a generous double bedroom. In its current format, it enjoys views over the side and rear gardens and features fitted wardrobes and a large bath on a raised platform. The crowning glory on this floor is the exquisite and quite unique house bathroom; a truly stunning space with feature glass wall offering uninterrupted views over the rear gardens and the treetops of Sutton Park.

A sculpture-like free standing bath is ideally positioned to enjoy the views while remaining perfectly private. Furthermore there is a separate walk-in shower cubicle and wash hand basin in vanity and a wall hung wc. To the second floor, there are two further bedrooms and a shower room.





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## Outside Space

To the front, a gated 'in & out' driveway offers a feeling of grandeur and enjoys areas of lawn and planted borders. The delightful rear gardens have been well maintained and offer a haven of tranquility to enjoy.

A beautiful Indian sandstone patio extends across the rear of the property providing plenty of space for entertaining and alfresco dining. Mature borders throughout the garden give a feeling of privacy while a large decked area covers a swimming pool which is no longer in use but could be re-instated quite easily should the new owner wish.

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## Exclusive Location

Situated on the highly sought-after and exclusive 'Four Oaks Estate', the property is just a short walk from the stunning 2,400 acre Sutton Park, which offers something for everyone with walking, cycling, golf and a variety of other outdoor pursuits. Four Oaks tennis club is also just a short walk away.

Nearby Mere Green offers an array of independent and chain shops, restaurants and bars including an M&S Foodhall, Sainsburys, Costa and Boots. The town of 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 are also several bus services to Solihull School and Edgbaston High School for Girls and the full range of King Edward's schools. The area also benefits from easy access to the M42, M6 and M6 Toll as well as regular train services to Birmingham, Lichfield and further afield from Four Oaks station and Sutton Coldfield station, both within easy reach.

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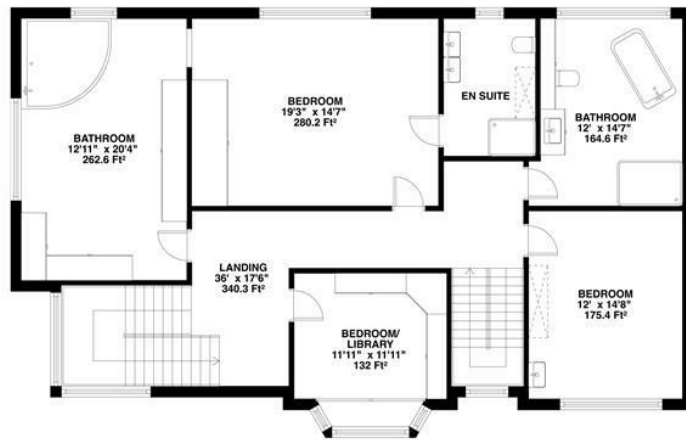




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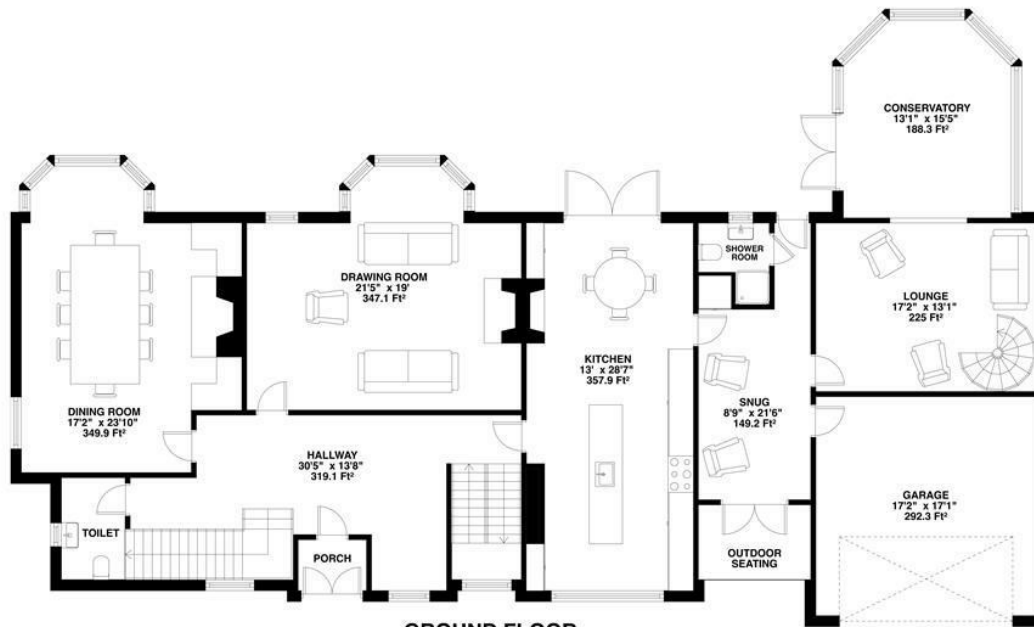




FIRST FLOOR

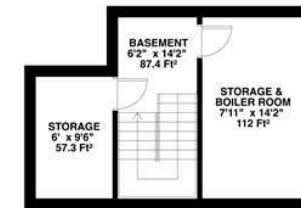


SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
5079.9 Ft²  
(SIZES & DIMENSIONS ARE APPROXIMATE)



BASEMENT

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## Enquiries

**The Manor House, Hartopp 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	50	
(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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