



**Oak View Rise, Sutton Coldfield - B75 5JL**  
**£1,395,000**





## Oak View Rise

### Four Oaks, Sutton Coldfield

Step inside the stylish entrance hallway, with double height ceiling and floor-to-ceiling window exuding an abundance of natural light and architectural charm, adorned with an oak staircase.

The luxury continues as you are greeted by a beautiful lounge boasting a cosy log burner and a bay window creating a light and airy feel to the room.

The heart of the home lies within the stunning open plan kitchen/dining/sitting room, seamlessly connecting to the outdoors through french doors which lead to a charming garden patio, creating a harmonious flow between indoor and outdoor living spaces. The kitchen boasts high-end cabinetry to include a large breakfast island, Quartz worktops, and adorned with high-end appliances, along with travertine floor tiling which flows into the utility and family room. The kitchen provides ample space for socialising and entertaining guests and is a culinary enthusiasts dream. The open plan style continues and leads to the adjacent family room with a roof lantern that floods the space with natural light and offers serene garden views.

Practicality meets luxury with the inclusion of a utility room and ground floor underfloor heating, providing comfort and ease of living.







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A study/guest bedroom with French doors which lead to the beautiful gardens and a convenient shower room add to the functionality of the ground floor. With its independent access and en-suite facilities the study/guest bedroom offers the option of a self contained office suite for those working from home or a granny annex.

As you ascend to the first floor, a graceful landing leads to the principal bedroom, complete with a juliet balcony overlooking the exquisite gardens and a lavish en-suite bathroom. Bedroom two boasts a walk-in wardrobe and its own indulgent en-suite, while two further double bedrooms enjoy access to the jack and jill bathroom.

The second floor landing reveals two additional double bedrooms, one with a luxurious en-suite bathroom, and a door leading to a boarded loft room, offering endless possibilities.







## 8 Oak View Rise

Sutton Coldfield, Sutton Coldfield

Additionally, a double garage with a remote control door, a large driveway and remote control entrance gates provide security and convenience, ensuring both family and visitors have plenty of parking spaces. A further double garage and large gravel driveway, located at the rear/side of the property with a gated entrance, provides secure storage for a boat or camper van as well as additional parking.

The expansive mature gardens envelop the residence, creating a tranquil oasis that epitomises outdoor luxury living. Featuring a patio area with porcelain tiles which offers a charming setting for al fresco dining or simply basking in the beauty of the lush surroundings. A large and well maintained lawn with mature trees and shrubs sweeps around the property, creating a picturesque backdrop for outdoor entertainment and relaxation. The immaculate grounds of this property provide ample space for outdoor activities and gatherings, ensuring endless possibilities for enjoyment and leisure.

In conclusion this residence is the epitome of refined living, offering a blend of luxury, comfort and style, impeccably designed to cater for the most discerning tastes, the outdoor space of this residence compliments the elegance and sophistication found within, making it a truly exceptional retreat for those seeking a superior quality of life in a wonderful location.

- Six/seven large double bedrooms & five luxury bathrooms
- Located in an exclusive development of just seven bespoke detached homes











## FEATURES:

- Six/seven large double bedrooms & five luxury bathrooms
- Located in an exclusive development of just seven bespoke detached homes
- A stunning individually designed family home with gated access
- Stylish entrance hallway
- Beautiful lounge with log burner and bay window
- Beautiful open plan kitchen/dining/sitting room along with open access to the family room
- Study/guest bedroom with potential to create a self contained office suite/granny annex
- Two double garages both with remote controlled doors and driveways
- Generous sized, well maintained private gardens
- Part exchange considered

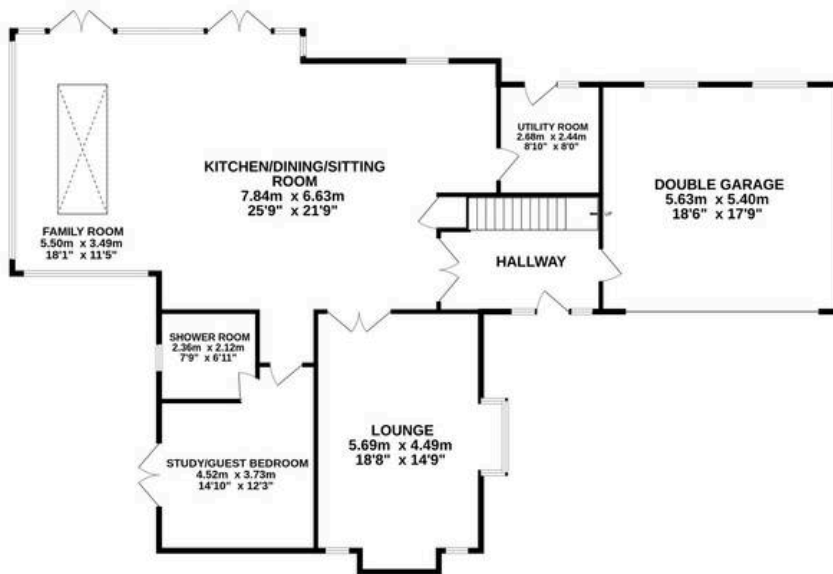
## INTERESTED?

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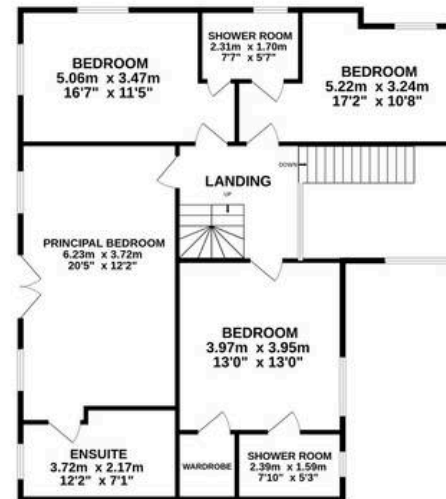
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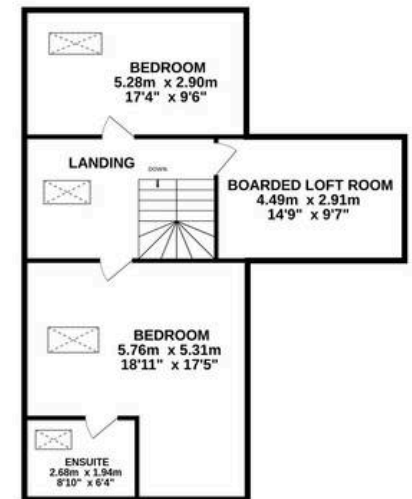
GROUND FLOOR  
159.9 sq.m. (1721 sq.ft.) approx.



1ST FLOOR  
105.4 sq.m. (1134 sq.ft.) approx.



2ND FLOOR  
72.8 sq.m. (784 sq.ft.) approx.



TOTAL FLOOR AREA : 338.0 sq.m. (3639 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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