



**Luttrell Road, Sutton Coldfield - B74 2SR**

Guide Price £3,300,000

 MOORHOUSE



## Luttrell Road

### Sutton Coldfield

Culross House stands as a testament to luxury living, a magnificent seven bedroom detached house nestled on a breathtaking 1.25-acre plot on one of the most prestigious roads within the coveted Four Oaks Estate. Beyond the entrance gates lies a sweeping driveway, a grand entrance befitting such an exceptional property. Plans have been carefully crafted for potential extensions and reconfigurations, ensuring this substantial home retains its allure for generations to come. This home is not just a residence but a sanctuary for family, relaxation, and grand entertaining, each room meticulously designed to cater to every aspect of luxurious living.

#### THE PROPERTY....

From the moment you step into the impressive reception hallway you are met with a grand first impression, the meticulous attention to detail is evident throughout, with its oak staircases and doors and immaculate and tasteful décor throughout.

The formal hallway welcomes with poise, leading to a the drawing room which boasts a bay window framing verdant views and a period fireplace invoking timeless elegance.

At the heart of the house lies the open-plan kitchen and dining area — a beautifully balanced space that feels both functional and refined. The kitchen provides ample space for socialising and entertaining guests and is a culinary enthusiasts dream.. A separate utility room adds to the practicality of the home.



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Ascend to the first floor via a grand staircase to find a large landing guiding you to the principal bedroom with a luxury en-suite and fitted dressing room.

Bedroom two also boasts a luxurious en-suite, and two additional double bedrooms and the family bathroom exuding comfort and complete the first floor accommodation.

The second floor reveals another landing leading to two double bedrooms, each with lavish en-suites.

Located on the second floor above the garage you will uncover an annexe complete with an open-plan kitchen/living room, a double bedroom, and en-suite - a private retreat for guests or extended family.

A large garage and a secure, gated driveway accommodate multiple vehicles with ease, ensuring ample parking for all occasions.

The property boasts sprawling grounds echoing with the melody of nature, a testament to fine landscaping and meticulous care. Designed for both tranquil contemplation and lively gatherings, the outside space is a canvas waiting to be filled with moments of joy and sunshine. Picture serene mornings sipping coffee in the embrace of the perfectly manicured lawns, followed by lively al fresco dinners under the stars. Every corner of the outdoor space invites exploration, with hidden nooks and corners offering moments of respite in the midst of sublime beauty. Whether hosting a lavish garden party or stealing a quiet moment of solitude, the outside of Culross House is as awe-inspiring as its interior, a true masterpiece of design and craftsmanship.

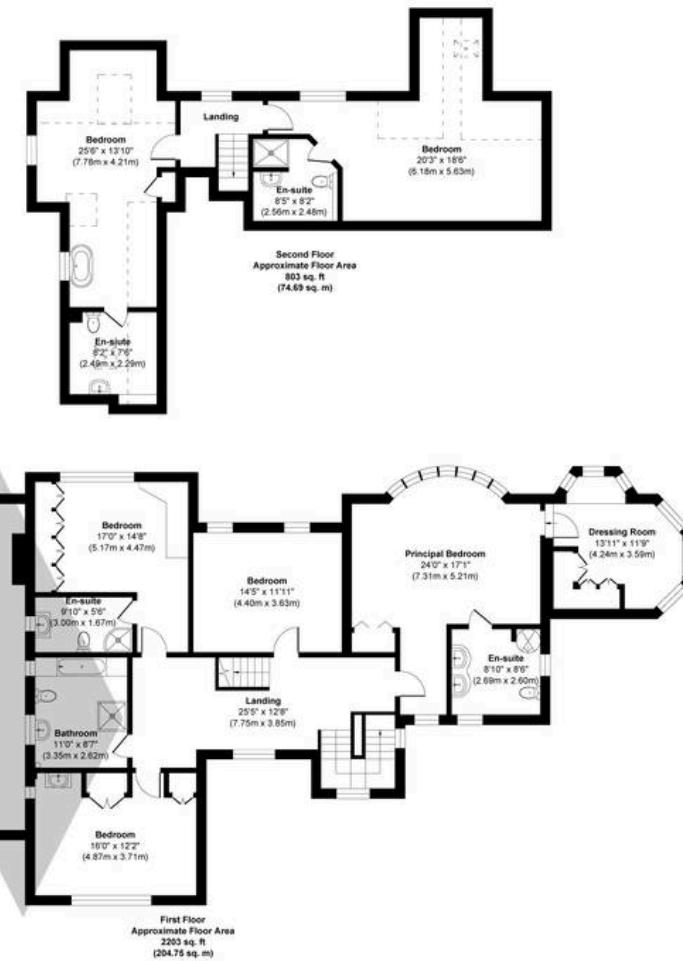
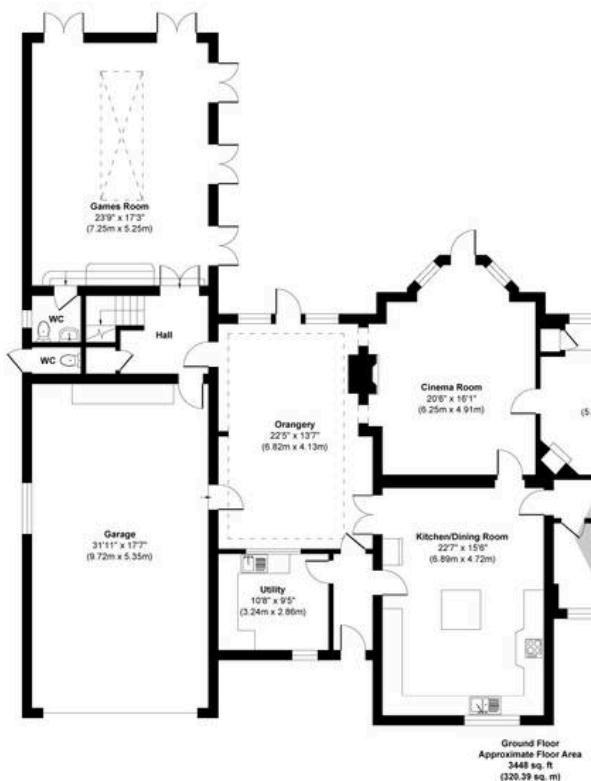
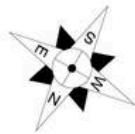






## LOCATION:

- The Four Oaks Estate is an exclusive residential area that borders on Sutton Park. The Estate has been preserved as an attractive and desirable place to live with a variety of stunning homes on its tree lined private roads.
- Sutton Park is perfect for those looking to escape to nature with over 2400 acres of parkland. Plenty for all the family to enjoy and look out for the wild ponies!
- Sutton Coldfield is blessed with good schools and includes Bishop Vesey Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.
- Mere Green is home to M&S, Sainsburys, and a host of independent restaurants, shops and bars.



Approx. Gross Internal Floor Area 6454 sq. ft / 599.83 sq. m (Including Garage & Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale.

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