

ACRES
Collection



32 HARTOPP ROAD, FOUR OAKS PARK, B74 2QX

OFFERS OVER - £4,250,000

Welcome to this exceptional residence set upon the prestigious Four Oaks Estate — a truly outstanding family home offering the very finest in luxury living.

This impressive property features five spacious double bedrooms, each benefiting from its own luxurious en-suite bathroom and private dressing area, together with air conditioning, ensuring year-round comfort. Designed for both family life and entertaining, this most impressive and attractive home boasts seven elegant reception rooms, including a superb cinema room featuring Dolby Atmos 11.2 surround sound, a dedicated snooker room with full size table, and a grand spacious lounge opening to the properties formal dining room, perfect for hosting in style. The property also boasts ceiling-routed Wi-Fi access points for strong, consistent coverage throughout, along with hard-wired internet connections to all TV points. These enable seamless integration and flexible control of Sky, Netflix, Apple TV, CCTV, and Kaleidoscope systems, offering a truly connected and future-ready living experience.

The heart of the home is the exceptionally spacious, comprehensive fitted 47' dining kitchen with is open plan to a delightful family room, a beautifully appointed space ideal for relaxed gatherings and day-to-day living. Additional highlights include a home office, perfect for home working, and an optional gymnasium room with sauna and shower room, additionally there is a large utility room / spice kitchen. Built with exceptional attention to detail, the property features hardwood double glazing, and Underfloor heating which creates a warm and luxurious environment in every season.

Set upon a highly private, mature plot, providing seclusion and tranquillity rarely found in such a prime location comprehensive security, including external CCTV cameras providing full perimeter coverage with electric gated driveway, and security alarm system. Perfectly positioned, this outstanding home is just a short distance from Sutton Park, offering over 2,400 acres of natural beauty, woodlands, and open heathland for walking, cycling, and relaxation. It's also conveniently close Four Oaks railway station offering easy access to Birmingham and beyond, as well as Mere Green — a vibrant hub of shops, restaurants, and cafés. Close by you will find a Four Oaks' tennis and squash club.

Additional premium features include oak internal doors, feature marble styled tiled floors to much of the ground floor and Villeroy & Boch sanitaryware throughout.

Set back from the roadway behind remote controlled, electric twin gates, having mature shrubs and bushes providing privacy, access is gained to the property via: **DEEP PORCH:** opening to:

SUBSTANTIAL, WELCOMING RECEPTION HALL: 27'9" x 18' max / 8'7" min
Double glazed windows to fore, feature sweeping, curved stairway to first floor.

GUESTS CLOAKROOM: Wide vanity wash hand basin with base unit beneath, low flushing wc, fitted cloaks storage cupboard to full width.



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HOME OFFICE: 10'9" x 9'2" Double glazed window to fore.

IMPOSING SPACIOUS LOUNGE: 26' x 15'9" Double glazed windows to side and rear with twin sets of double glazed double French doors, Minster style fire surround with matching hearth and mantle, central basket style fire.

DINING ROOM: 22'9" x 13'9" Double glazed bi-fold doors to rear.

CINEMA ROOM: 20'3" x 12'10" This magnificent room, perfect for cosy nights in, features a 11' x 4'6" screen, having an abundance of concealed, high quality surround sound speakers, together with a seating area, in turn opening to: **Bar Area:** Having double glazed window to rear, beer/wine fridge, dishwasher and further storage units.

SNOOKER/GAMES ROOM: 21'9" x 19' max / 15'10" min Wide double glazed, square bay window to fore, full sized snooker table.

SUPERB, COMPREHENSIVELY FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM:

Family Sitting Area: 23'4" x 17'3" Double glazed window to fore.

Fitted Breakfast Kitchen & Family Area: 25'9" x 24'1" (47' combined length) Full width double glazed patio doors to rear garden with further double glazed double French doors to loggia, there is a wide, central island unit featuring a granite work top and space for breakfast stools, fitted range of units to both and wall level having integrated fridge/freezer, dishwasher, twin stainless steel ovens, integrated microwave and steam oven, further integrated wine cooler with side glazed illuminated recessed display units, sink unit set into further granite work tops.

UTILITY ROOM/SPICE KITCHEN: 15'6" x 9' Further fitted units to both base and wall level including integrated dishwasher, granite work tops having hob, sink unit set into work tops.

GYM: 19'9" x 8'3" Double glazed doors to rear **Built-in Sauna** off and

SHOWER ROOM: White suite comprising, shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator.

RETURN STAIRS TO LANDING: 30'6" max / 21'4" min x 17'9" max / 8'6" min Double glazed bow window to fore.

MASTER BEDROOM: 21'6" x 17'9" plus deep door recess Double glazed windows with central double glazed double French doors to a Juliet style balcony, further double glazed windows to side.

WALK-IN DRESSING ROOM: 15' x 12'3" Having a comprehensive range of fitted furniture providing clothes hanging areas and drawers, leading to:

LUXURIOUS EN-SUITE BATHROOM: 18'6" x 10' Two double glazed windows to rear, freestanding feature bath, wide his & hers vanity wash hand basins with base units beneath, walk-in shower with glazed splash screen **Steam Room:** Having seating area, being fully tiled



TENURE: We have been informed by the vendor that the property is Freehold.
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM THREE: 21' x 11'9" Double glazed window to fore. **Dressing Area:** 10'2" x 8'7" Having a comprehensive range of fitted furniture providing clothes hanging areas and drawers, leading to:

EN-SUITE SHOWER ROOM: Double glazed window to side, walk-in shower with glazed splash screen, hi & hers wall hung wash hand basins with base units beneath, low flushing wc, chrome ladder style radiator.

INNER HALLWAY: 18' x 9'10" Double glazed window to fore, doors to:

BEDROOM TWO: 22' max / 12'9" min x 21'9" max / 13' min Double glazed window to rear with central double glazed double French doors opening to Juliet style balcony, two further double glazed windows to side. **Walk-in Dressing Room:** Having a comprehensive range of fitted furniture providing clothes hanging areas and drawers, leading to:

EN-SUITE BATHROOM: 15'3" x 5'6" Double glazed windows to rear, matching white suite comprising bath, wall hung wash hand basin with base unit beneath, low flushing wc, walk-in shower with glazed splash screen, chrome ladder style radiator.

BEDROOM FOUR: 15'6" x 13' plus deep door recess Double glazed window to rear with double glazed double French doors opening to an enclosed balcony providing outdoor elevated sitting area with glazed balustrade, being 13' x 7'6" approx.

EN-SUITE SHOWER ROOM: Matching white suite comprising shower, wash hand basin with base unit beneath, low flushing wc.

BEDROOM FIVE: 21'8" max / 11'9" min x 18'7" max / 12' min Double glazed window to front **Dressing Area:** Having a comprehensive range of fitted furniture providing clothes hanging areas and drawers.

EN-SUITE SHOWER ROOM: Double glazed window to side, white suite comprising walk-in shower, wall hung wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator.

LARGE DOUBLE GARAGE: 25' x 21'10" Twin electric remote controlled doors.

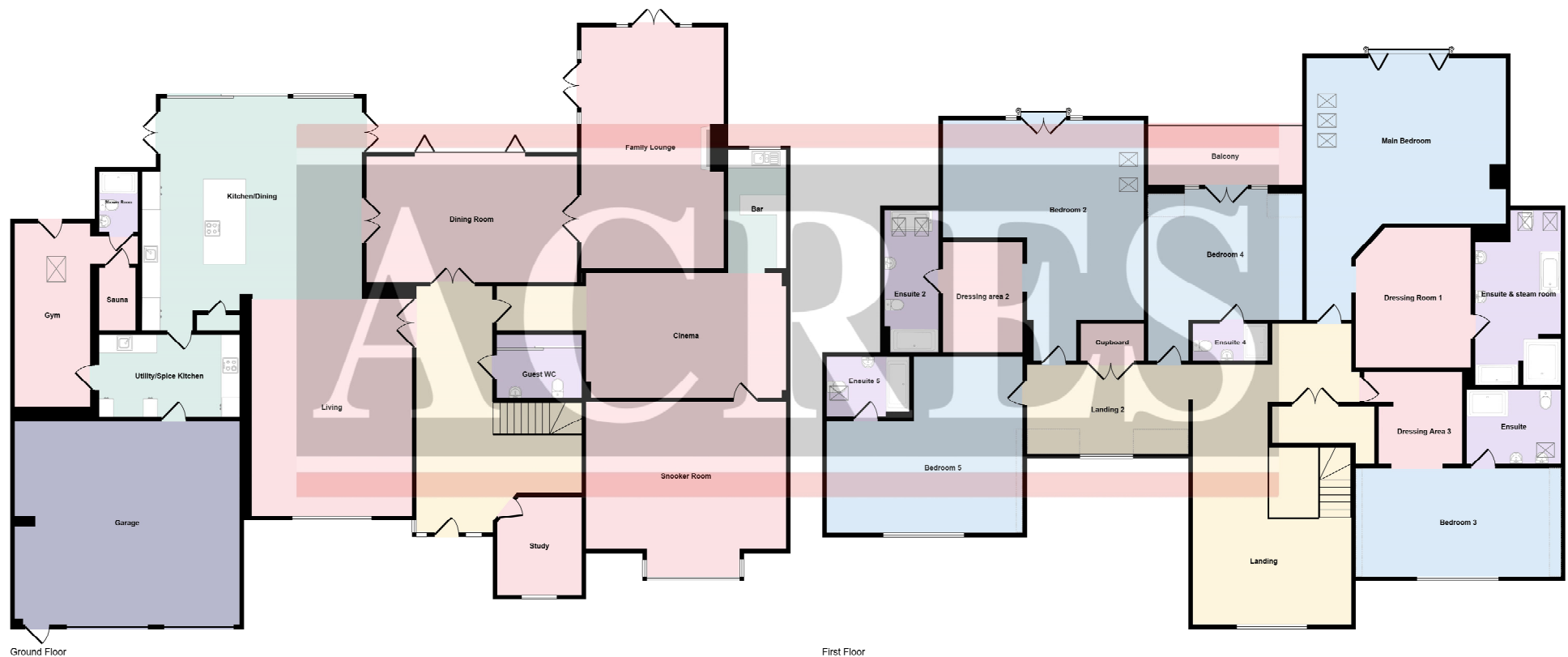
OUTSIDE: Wide loggia to a generous paved patio area in tur opening to a secluded rear garden having lawn, shrubs, bushes and mature trees, together with a generous covered barbeque area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
674 sq m | 7284 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.