



Tudor Lodge
4 Cherrywood Way | Little Aston | Sutton Coldfield | B74 4HZ

TUDOR LODGE



Tudor Lodge is set within one of Little Aston's most prestigious locations, this impressive seven-bedroom executive residence occupies a prime position on a private gated cul-de-sac, offering exceptional privacy.



KEY FEATURES

Designed for modern family living and elegant entertaining, the property provides a superb balance of spacious reception areas and well-appointed bedrooms, all finished to a high standard throughout.

Stepping through the front door, the bright and airy reception hall welcomes you into this beautiful home with tiled flooring, stairs leading to the first floor and doors leading to the living room, dining room, home office, guest wc and open plan kitchen.

The spacious and immaculately presented living room with windows to the front and French doors to the rear garden, is flooded with natural light and an attractive fireplace provides a delightful focal point.

The formal dining room enjoys views over the rear garden as does the home office which benefits from bespoke, fitted furniture.

The open plan kitchen area is fully equipped with a range of wall and base units with granite work surfaces and an impressive array of integrated appliances. Encompassed within this space is a family room and a breakfast area with patio doors that lead to the rear garden. Doors lead to the utility room with plumbing and space for a washing machine and tumble dryer with a further door leading to the double garage.

The generous living space and outstanding lifestyle setting is further enhanced by a magnificent heated indoor swimming pool. The high cathedral like vaulted ceiling complex includes a separate hot tub/jacuzzi, creating a true leisure environment that can be enjoyed all year round.

Leading off the swimming pool area there is changing room and shower which in turn, leads to the plant room.

















SELLER INSIGHT

“ 4 Cherrywood Way has been my home for 34 years. The first thing that drew me to the house was the little cluster of self-seeded silver birch trees, I remember being captivated by them when I first saw the property.”

“Over the years, we have made it our own. We added the swimming pool, where so many children have learnt to swim. It has also become somewhere we can completely relax, sitting in the jacuzzi in all seasons, looking out over the views with a glass of wine.”

“Another real feature of the home is the beautiful wood-burning oven, which we imported from Italy. You can cook anything in it, and it has become a real talking point whenever people visit. More importantly, it has brought people together around food, which is what we love most about our home.”

“My favourite room is probably the kitchen. I love to cook, and it has always felt like a comfortable and relaxing space for me. The sitting room is another favourite. It has such a serene feeling and, of course, I have always loved the garden.”

“The garden is one of the most special things about the house. We are surrounded by beautiful, mature trees, including Douglas firs. We feel incredibly lucky to live amongst them. The garden is private and not overlooked, and we are visited by so many birds. Over the years, it has naturally evolved into a space that is beautiful but also manageable, which has allowed us to really enjoy it.”

“The house is also made for entertaining. It is a very comfortable family home, and one of the things people say to us time and time again is how much they love that it feels like a real home. It has a warmth to it that is difficult to recreate and people often comment on how welcoming it feels as soon as they walk through the door.”

“Cherrywood Way being gated is quiet, private and feels like a little oasis of calm. The neighbours are fantastic, and many of us have been here for more than 25 years.”

“The gated environment gives an extra level of safety and security. Children can play outside and have a degree of freedom that is increasingly rare. There are great schools nearby, and having a bus stop close by has also been wonderful for giving children a little more independence.”

“After 34 years, there is inevitably a lot that I will miss. But I think the thing I will take with me most of all is the memories. Now it feels like it is time for us to move on to our next chapter. And perhaps the nicest way of looking at it is that it is our turn to hand the house over to someone else - someone who will love it, enjoy it and make their own memories here.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First Floor

To the first floor, a spacious landing gives access to the bedrooms and family bathroom along with a useful storage cupboard and airing cupboard.

The spacious principal bedroom has views over the front and benefits from having a range of fitted wardrobes. A door leads through to a further walk-in wardrobe/dressing area with a window to the rear and leading to the luxurious en-suite bathroom with a contemporary freestanding bath, separate shower cubicle, low level wc and wash hand basin.

The generous guest bedroom at the opposite end of the home enjoys a dual aspect view and an en-suite with shower, low level wc and wash hand basin.

Bedrooms three, four and five all enjoy views over the rear garden

Bedroom seven with views over the front was once a further bathroom but now lends itself as a hobbies room.









OUTSIDE

The exterior of this fabulous home is just as impressive as the interior with a large block paved driveway providing parking for several cars and a landscaped fore garden with areas of lawn, planted borders and mature trees. To the rear, the stunning landscaped garden with mature trees and planted borders also has patio areas that create ideal spaces for alfresco dining and entertaining further enhanced with a covered outdoor kitchen area with built-in woodfired pizza oven.

Nearby Schools

Four Oaks Primary School — about 0.3 miles, rated Outstanding.

Little Aston Primary Academy — about 0.6 miles, rated Requires improvement.

Hill West Primary School — about 0.6 miles, rated Good.

The Arthur Terry School (Secondary) — about 1.1 miles, rated Good.

Manor Primary School — about 1.5 miles, rated Good.

Note: Distances are straight-line measurements, so actual walking or driving routes may be slightly longer.

Local Amenities & Places Nearby

Parks & Open Spaces:

Little Aston Recreation Ground: A local park offering a children's playground, outdoor fitness equipment, open green space, and free parking.

Sutton Park: A expansive nature reserve nearby with walking trails, lakes, and popular spots like Blackroot Bistro and Sutton Park Cafe.









INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Lichfield Borough Council & Staffordshire County Council

Conservation Area: Little Aston. Trees Subject to a Tree Preservation Order

EPC Rating: D (Valid until 24 July 2035)

Property Construction: Standard (Brick/Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

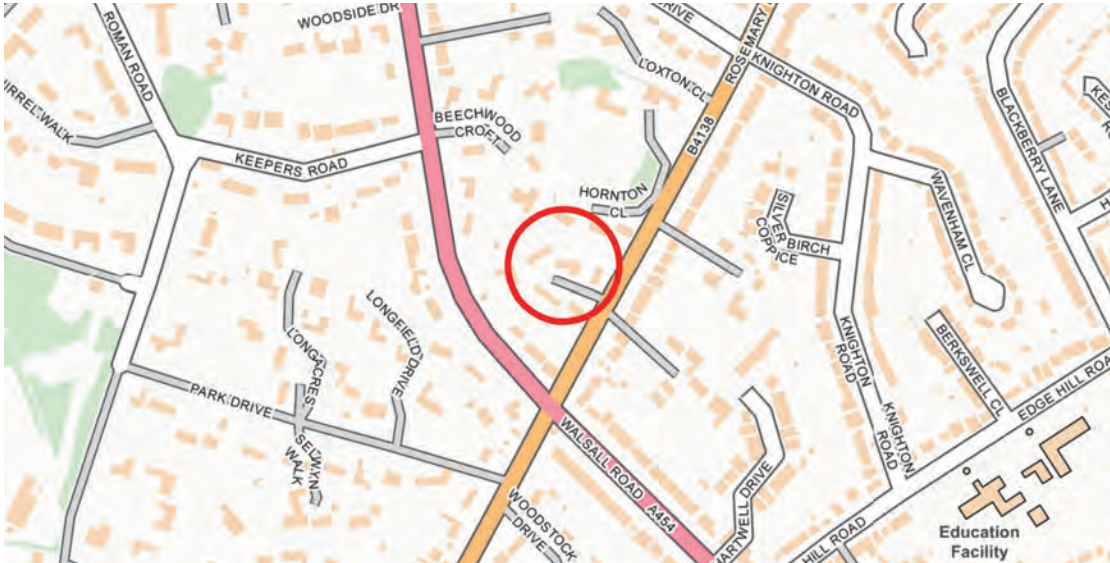
Heating: Mains Gas

Broadband: FTTP / Ultrafast Fibre Broadband connection available. We advise you to check with your provider

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider

Parking: Double Garage and Private Gated Cul de Sac. Off Road Parking Spaces: 5. Tesla 11kW wall charger in garage.

Special Notes: A Transfer and Conveyance of the land in this title to the proprietor contains restrictive covenants to observe and perform the covenants referred to in the Title Register





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