



1 AMPTON ROAD
EDGBASTON, BIRMINGHAM B15 2UP

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,995,000

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An outstanding Grade II Listed late Georgian residence with substantial accommodation totalling an impressive 7,914 sq ft (735 sq m) including a two storey annexe. Situated in a prime residential location and all set within extensive mature grounds extending to around 0.68 acre.

Location

Ampton Road is a highly-regarded residential address situated in the exclusive and much sought-after area of Edgbaston. The prestigious Edgbaston Priory Club and Edgbaston Golf Club are within a few hundred meters, the Edgbaston Cricket Ground, Cannon Hill Park and the Midland Art Centre (MAC) are within a mile. Birmingham City Centre lies less than two miles away making this a highly convenient and desirable place to live.

Schools: A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. Blue Coat School, Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, The King Edward Foundation Schools are all within easy reach.

Medical Facilities: The Queen Elizabeth Hospital is approximately two miles away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within a mile and a mile and a half respectively, and the Birmingham Children's Hospital and City Hospital are both within three miles.

Shopping: Local shopping can be found at nearby Templefield Square where there is a Co-Op convenience store, and Harborne's bustling High Street is just over 2 miles away. There is a large Morrisons Supermarket less than a mile away at Fiveways Island. Meanwhile, Birmingham City Centre offers a vast array of shopping including the famous Bullring shopping centre.

Transport: Public transport by road and rail is most convenient. The rail network can be joined at Fiveways station which is approximately half a mile away and is one stop from Birmingham New Street Station. Buses can be picked up around the corner on Arthur Road.





Description

1 Ampton Road is a handsome Grade II Listed double fronted detached house with an attached coach house. The property dates from the mid 1830s and displays a wealth of stunning Georgian features throughout. The property extends to around 7,914 sq ft (735 sq m) and offers flexible accommodation with a superb two bedroomed self contained annexe, as well as the option of a first floor one bedroomed flat which can be accessed either via the main house or a separate staircase accessed from the front driveway if required.

Accommodation

The property is entered via double front doors leading into an enclosed porch with part glazed inner doors opening into the large reception hall. To the far end of the hall a fully glazed door provides a view of the beautiful rear gardens. There is a cloakroom and WC, and stairs lead down to the extensive cellars.

There are three main reception rooms: a lovely large sitting room with delightful views of the garden; a very well proportioned dining room; and a living room/study. The kitchen has been reconfigured to create a semi open-plan space with a high quality fitted kitchen partially separated from the living/dining area by an open chimneybreast. Set within the chimneybreast is a Rangemaster cooker on one side, and an integrated internal gas barbeque on the other side. Under-floor heating runs throughout this room, and a glazed door from the dining area opens to the rear terrace. A further glazed door leads into the pool room which has an "endless" swimming pool with water jets creating resistance for stationary swimming.

A door off the living area leads into a handy boot room and off that is a useful pantry/utility room. A door from the boot room leads out into the covered courtyard/garage area which has internal glazing and a door into the pool room, large double timber garage doors to the front drive, access to the coach house/annexe, as well as a pump room for the pool.

On the first floor is a central landing with a large sash window on the half landing providing a lovely outlook over the garden. The principal bedroom is very well proportioned and has an en suite bathroom which is also accessed off the landing. There are three other double bedrooms off the main landing and a house bathroom.

A door from the landing leads into what is currently used as a separate flat, but which could just as easily be used as additional bedroom and bathroom accommodation to the main house. As currently configured there is a particularly large living/dining room





which would also make a fabulous bedroom. In addition there is a double bedroom to the rear, a shower room, a study area, and a partially fitted kitchen with fitted units and sink. There is a secondary staircase leading down to a door which opens to the front drive meaning that this space can be independently accessed if required.

On the second floor is further flexible space with a landing/living area, a good-sized bedroom, and a half-bathroom with WC and wash basin.

Annexe

To the left hand side of the house is an attached two storey coach house which has been converted to form independent self-contained accommodation. There is a generously sized living/dining room, a separate fitted kitchen opening out to a small enclosed garden, and on the first floor are two double bedrooms and a bathroom.

Outside

To the front of the property is a substantial gravelled driveway set behind mature foliage which provides excellent privacy. To the rear is a most delightful garden which stretches some 170 feet (52m) from the back of the house. There is a large raised terrace with central steps leading down to the expansive lawn which is flanked by mature borders. Towards the bottom of the garden is a further paved seating area and a gap in the hedge leads into a small hidden garden with further area of lawn, planted shrubs, and trees. Excellent storage is provided by a brick and timber outhouse, and there is a charming conservatory/garden room which is accessed to the side of the house via the rear terrace. We have measured the total plot to be in the order of 0.68 acre.

General Information

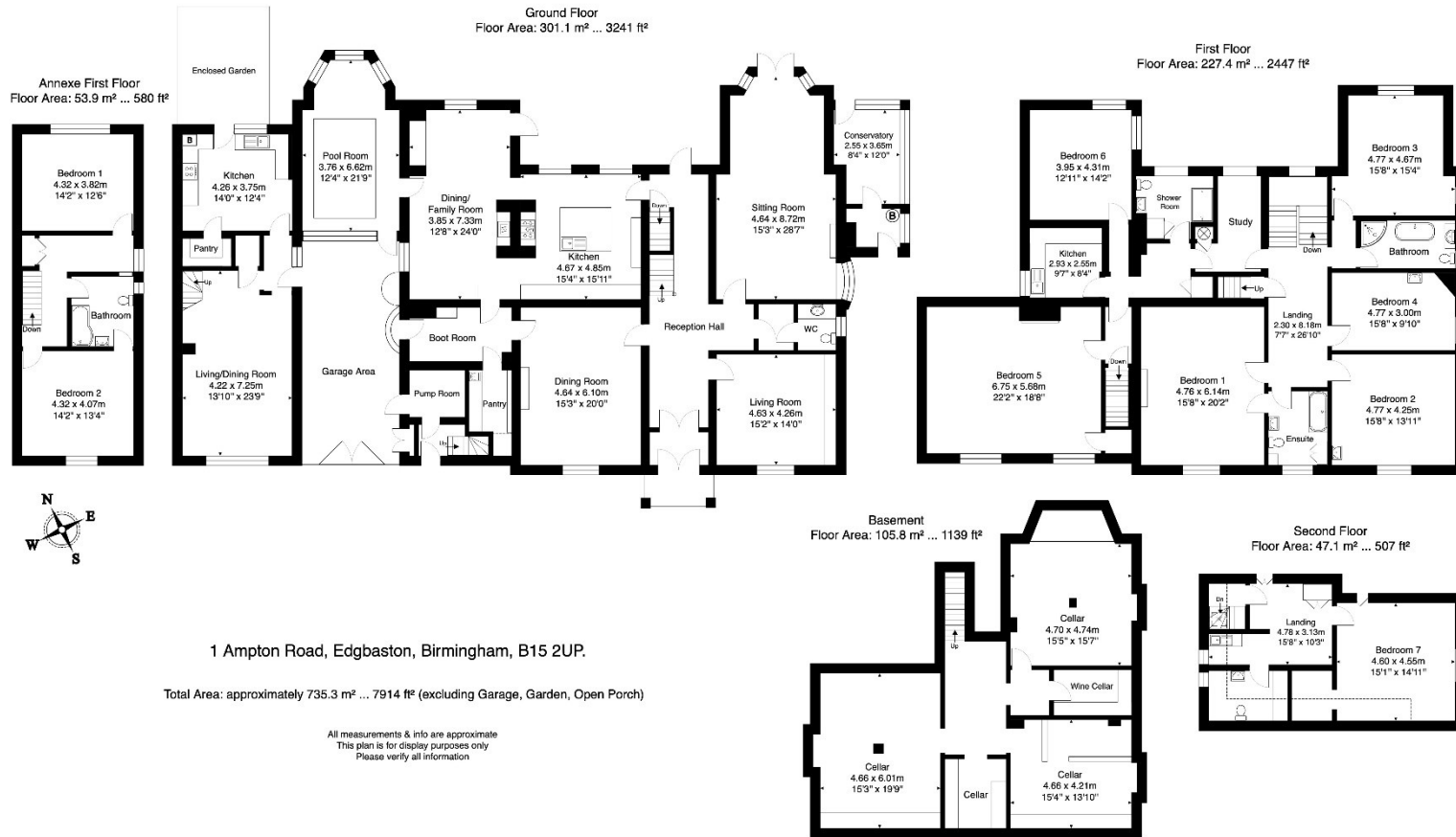
Tenure: The property is understood to be freehold, however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management, a copy of which is available on request. An annual charge of approximately £70 is payable.

Council Tax: Main House Band H. Annexe Band E.

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