



Coombe Park

Four Oaks Park, Sutton Coldfield, B74 2QB



Sutton Coldfield
Fine Residential

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A substantial Arts and Crafts residence of superb proportions set within approximately 1.6 acres of mature landscaped grounds, occupying a secluded position within the prestigious Four Oaks Park Estate, adjacent to Sutton Park and conveniently situated for a wealth of local amenities.

- Prestigious Four Oaks Park Estate location
- Substantial Arts and Crafts residence
- Approximately 1.6 acres of mature landscaped grounds
- Electrically gated entrance & sweeping driveway
- Bespoke kitchen with Gaggenau integrated appliances, dining area and garden room
- Five double bedrooms and four en suites
- Principal bedroom suite with lounge, bathroom and dressing room
- Extensive air-conditioned basement with gym, sauna & games room
- Four-car garage with workshop
- Superb original character features throughout





Approached from Hartopp Road and set well back behind an electrically gated entrance, the property enjoys an impressive sweeping driveway. The house retains a wealth of striking original Arts and Crafts features and has in recent years, been sensitively renovated to combine its period character with contemporary comfort.



The elegantly proportioned accommodation briefly comprises an impressive reception hall with Minster fireplace, dual-aspect lounge with Inglenook fireplace and exposed beams, well-appointed fitted home office, formal dining room with folding doors leading into a large sitting/family room, butler's pantry and a superb bespoke breakfast kitchen with integrated Gaggenau appliances, dining area and adjoining garden room. Further ground floor accommodation includes two guest cloakrooms, laundry and boot room.

An extensive air-conditioned basement provides an exceptional range of leisure facilities, including a gym, shower room and sauna, games/snooker room with bar and dedicated wine stores.





The first floor is approached via a wide-return oak staircase leading to a generous galley-style landing. The impressive principal bedroom suite is accessed through double doors opening into a private lounge and bedroom, together with an en-suite bathroom and fitted dressing room. A staircase leads to an additional dressing room currently used as an office and a shower room. There are three further bedrooms on the first floor, two benefiting from en-suite facilities, together with a main family bathroom.



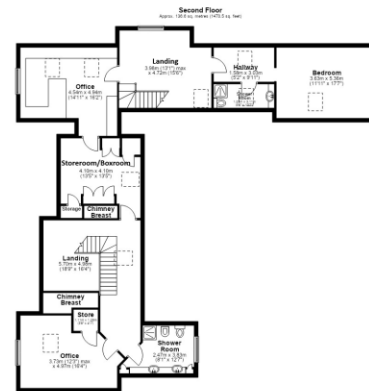
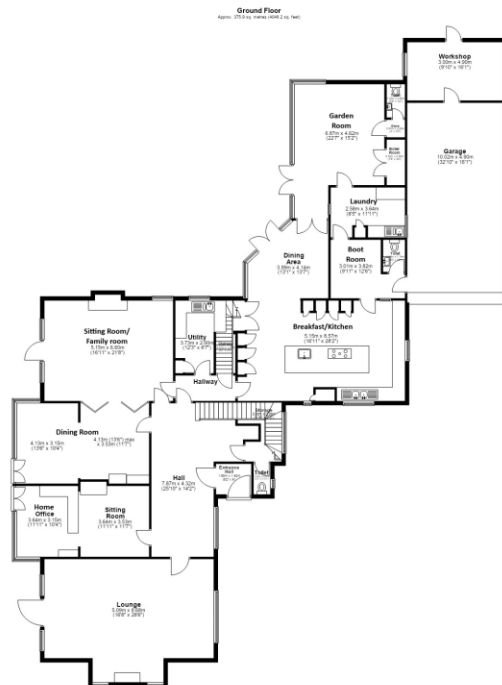
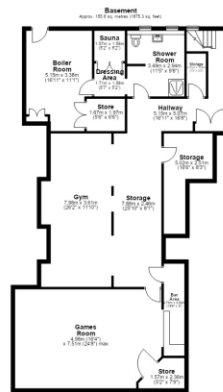
The second floor provides a further guest bedroom with en-suite shower room, together with a substantial box/storeroom providing useful additional storage and a study.

Outside, the beautifully landscaped gardens provide a remarkable degree of privacy and include Yorkstone-paved terraces and sun patios, sweeping undulating lawns, established borders and mature specimen trees and planting. Woodland areas with pathways create a tranquil setting, complemented by a summer house, greenhouse and log store. A substantial four-car garage with workshop to the rear provides excellent garaging and storage facilities. The property enjoys an enviable position within Four Oaks Park, adjacent to Sutton Park and within easy reach of Mere Green, Four Oaks railway station, excellent schooling and a comprehensive range of local amenities.

Council Tax Band: H







Total area: approx. 680 sq. metres (7290 sq. ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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