

THE OAKLANDS WOODSIDE DRIVE
SUTTON COLDFIELD
B74 3BB


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This magnificent property combines luxurious living with practical, thoughtful design. Perfect for families seeking both comfort and sophistication, this home is truly one of a kind.

Accommodation

Ground Floor:

- Porch
- Impressive entrance hallway with immaculate porcelain marble floors
- Second hallway with spiral staircase
- Guest cloakroom and WC
- Plant room
- Two cloak closets
- Drawing room with plush grey carpet and log-burning fireplace
- Dining room with wood flooring
- Cinema room with two levels, large screen, and plush light grey carpet
- Orangery
- Expansive open-plan kitchen/breakfast/living area (Charles York design) with marble flooring, Miele appliances, double ovens, gas hob, island with wine cooler, Belfast sink, integrated dishwasher, breakfast nook, Quooker tap, and additional integrated fridge
- Utility/spice kitchen with appliances, American fridge, and second cooker hob
- Second downstairs WC
- Snug with plush carpet and elegant bay windows
- Bespoke staircase with understairs storage

First Floor:

- Double landing hallway with reading area
- Principal bedroom with balcony, plush carpet, marble fireplace, large dressing room, built-in closets, and luxury ensuite with stand-alone bath, large shower, double sinks, and art-deco mirrors
- Bedroom 3: Walk-in wardrobe, ensuite shower room, and bay window
- Bedroom 4: Ensuite shower room, walk-in wardrobe, and built-in closets
- Private hallway leading to:
- Bedroom 8
- Steam room
- Guest WC
- Closet and storage room
- Gym over triple garage accessed via spiral staircase

Second Floor:

- Bedroom 2: Ornamental fireplace, dressing room, skylight, and ensuite with sunken bath, shower, and double sink vanity
- Bedroom 5: Two skylights and fitted wardrobes
- Bedroom 6: Built-in closet
- Shared shower room for bedrooms 5 & 6
- Bedroom 7: Built-in closet, ensuite shower room, skylight

Gardens and Grounds:

- Secure gated entrance
- Asphalt and stone driveway
- Raised flower beds and lawn
- Secure garden

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Description of Property

A rare opportunity to acquire an exquisite luxury residence in the prestigious area of Sutton Coldfield, The Oaklands is a striking, architect-designed home that seamlessly blends classical elegance with modern sophistication. Built just four years ago, this magnificent property is set within an exclusive drive of just 7 houses and offers over 11,218 sq. ft. of lavish living space, meticulously designed for comfort and style. With underfloor heating on the ground floor and a built-in central vacuum system, heat recovery system, this home combines cutting-edge convenience with luxurious finishes. The staircase and all internal doors are crafted from high-quality oak, adding a timeless elegance to the interiors. Designed with flexibility in mind, this home is ideal for multi-generational living.

Ground Floor

As you enter the property, you are welcomed by an elegant porch that leads into a statement entrance hallway, showcasing immaculate porcelain marble floors that extend throughout this area, exuding a sense of opulence. The entrance hallway flows seamlessly into a second entrance hall, which provides access to a stunning spiral staircase, serving as a dramatic focal point. To the side, a guest cloakroom and WC are conveniently positioned for visitors, along with a storage closet and two additional cloak closets, offering ample space for coats and essentials. The grand drawing room, complete with a plush grey carpet and a log-burning fireplace, provides an inviting space for formal entertaining. Adjacent is the dining room, featuring elegant wood flooring, offering the ideal setting for formal meals. For entertainment, the home boasts a state-of-the-art cinema room with a large screen, a two-level layout, and plush light grey carpeting, creating an immersive cinematic experience.

The conservatory is an inviting space, perfect for relaxation or as a casual lounge area, bringing the outdoors in with abundant natural light.

At the heart of the home is the expansive kitchen and breakfast room, designed by Charles Yorke. This chef's dream kitchen is graced with immaculate porcelain marble floors and modern integrated appliances throughout. A large kitchen island with a built-in wine cooler and generous storage provides both practicality and style. The beautiful Belfast sink, a boiling tap, and a gas hob with Porcelanosa tile splashbacks add both classic charm and high functionality. A second smaller sink near the cooker hob, along with double ovens and premium Miele appliances, complete this well-appointed kitchen.

For added convenience, the utility room/spice kitchen accommodates a washing machine, dryer, a sizable American-style refrigerator, and an additional cooker hob, ensuring the kitchen area remains uncluttered and functional. The ground floor also features a second downstairs WC. The snug is a cozy retreat, complete with plush grey carpet and bay windows, allowing the space to be flooded with light while providing a perfect spot to relax.

A bespoke staircase leads to the upper levels, splitting into two separate directions to access the first-floor accommodation.

First Floor

The first-floor landing is spacious, featuring two distinct hallways, each providing access to various rooms. A designated reading area on the landing offers a quiet and tranquil spot to unwind.

The principal bedroom is a luxurious sanctuary, featuring its own balcony overlooking the beautiful grounds. Inside, the room is fitted with plush grey carpets and boasts an extensive Hammond's dressing room with numerous built-in closets for ample storage. The ensuite bathroom is nothing short of spectacular, featuring a stand-alone bath, a separate sizable shower, double sinks, and striking art-deco style mirrors, creating a spa-like atmosphere.

Bedroom three offers a walk-in wardrobe and a stylish ensuite shower room, while its stunning bay window adds charm and character to the space. Bedroom four is equally impressive with an ensuite shower room, Hammond's walk-in wardrobe, and built-in closets, offering ample storage. A separate hallway leads to Bedroom eight, located in a more private section of the home. This level also includes a storage and laundry room, a steam room, a guest WC, and additional hallway closets and storage rooms.

A staircase ascends further to the second floor.

Second Floor

The second floor offers even more exceptional living space. Bedroom two features an ornamental fireplace, providing both aesthetic appeal and a cozy atmosphere. This room also includes a large Hammond's dressing room with built-in closets, a skylight, and an ensuite bathroom with a sunken bathtub, separate shower, and a vanity unit with double sinks.

Bedroom five enjoys the benefit of two skylights and built-in closets, making it a bright and airy space. Bedroom six is equally comfortable, with built-in closets for optimal storage. Both Bedroom five and Bedroom six share a stylish shower room.

A separate hall leads to Bedroom seven, which features an ensuite shower room and a skylight, ensuring plenty of natural light and an inviting ambience.

Gardens and Grounds

The landscaped gardens and expansive outdoor living spaces are a key highlight of The Oaklands, offering a tranquil retreat. The property is approached through a secure gated entrance, leading to a paved asphalt and stone driveway. The manicured lawns and meticulously landscaped gardens create a picturesque setting, with raised flower and plant beds adding colour and texture to the outdoor space.

At the heart of the garden is a large, manicured lawn, ideal for family activities or simply enjoying the peaceful surroundings. Mature trees and carefully selected shrubbery frame the space, providing privacy and a scenic backdrop throughout the seasons. Well-positioned seating areas ensure there are plenty of spots to unwind, whether enjoying a morning coffee or evening drinks under the stars.

The private balcony, accessible from the principal suite, offers a secluded space to take in the views of the gardens. It is the perfect spot to relax in the fresh air while appreciating the serenity of the estate.

The property also boasts an integral triple garage, providing parking for multiple vehicles as well as additional storage. The triple garage and driveway provide ample parking, while a well-planned outdoor lighting scheme enhances the beauty of the property after dark. There is also potential to extend the outdoor entertaining space, whether through the addition of a summerhouse, outdoor kitchen, or further landscaped features.

Designed to be enjoyed all year round, the gardens at The Oaklands offer a harmonious blend of luxury and nature, making them an exceptional complement to this remarkable home.

Distances

Distances:

Sutton Coldfield town centre - 3.2 miles

Birmingham - 9.3 miles

Lichfield - 6.9 miles

Birmingham International/NEC - 17.5 miles

M6 (J6) - 8.9 miles

(Distances approximate)

Directions from Aston Knowles

Head north-east on Midland Dr towards Westhaven Rd, Turn right towards Coleshill St, Turn right onto Coleshill St, Turn right onto High St/A5127 and continue to follow A5127, At the roundabout, continue straight onto Four Oaks Rd/A454, Continue to follow A454, then please turn left onto Woodside Dr.

Terms

Tenure: Freehold

Local Authority: Lichfield District Council

Tax Band: H

Broadband average area speed: 500 Mbs full fibre

Fixtures and fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact. Only those items mentioned in the sales particulars are to be included in the sale price. All others are excluded.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Services

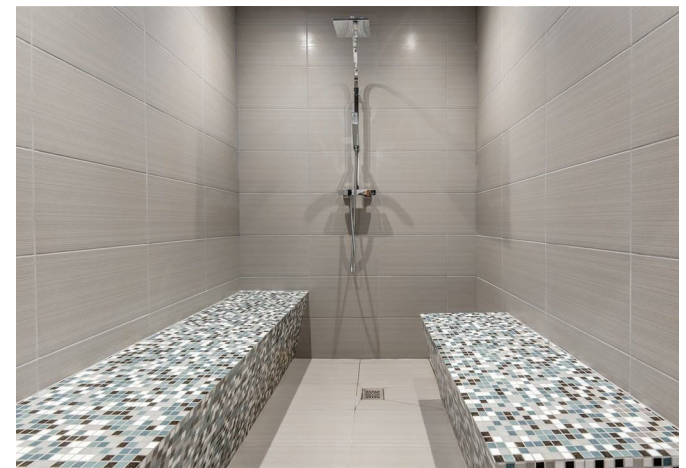
We understand that mains water, gas and electricity are connected.

Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Photographs taken March 2025

Particulars prepared March 2025



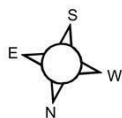


Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



The Oaklands, Woodside Drive, Sutton Coldfield
Approximate Gross Internal Area
Main House = 10414 Sq Ft/968 Sq M
Triple Garage = 616 Sq Ft/57 Sq M
Store = 188 Sq Ft/17 Sq M
Balcony external area = 117 Sq Ft/11 Sq M
Total = 11218 Sq Ft/1042 Sq M

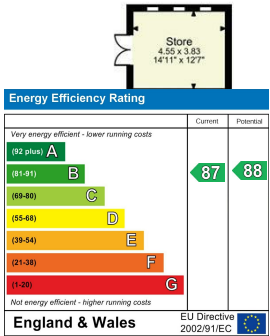


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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