

DENEHURST STREETLY WOOD  
SUTTON COLDFIELD  
B74 3DQ



## ACCOMMODATION

'Denehurst' is an outstanding Edwardian detached residence of distinction, occupying a substantial plot within the exclusive and leafy enclave of Streetly Wood. Offering over 6,300 sq ft of internal accommodation including a luxurious indoor pool complex and detached outbuildings, this exceptional family home represents a rare opportunity to acquire a property of remarkable scale, privacy and refinement in one of the most desirable addresses in the region.

### Ground Floor

- Grand reception hall with central staircase
- Cloakroom/WC
- Elegant drawing-room with bay window and feature fireplace
- Neville Johnson study with rear view and double doors to garden – ideal for home working
- Formal dining-room with rear view and double doors to garden
- Cosy snug with feature fireplace, rear view and double doors to garden
- Open plan Harvey Jones breakfast-kitchen room
- Laundry with Aga fridge-freezer and spaces for white goods
- Internal access to garage

### Leisure Wing

- Indoor heated swimming-pool with double doors to terrace
- Changing facilities with Porcelanosa shower, tiling and wash-hand basin
- Separate Porcelanosa Cloakroom/WC
- Garden room/gym with vaulted ceiling and garden access
- Secluded tennis court

### First Floor

- Galleried landing
- Principal suite with dressing-room and ensuite Fired Earth bathroom
- Guest room with Porcelanosa ensuite bathroom
- Two double bedrooms with Jack and Jill Porcelanosa bathroom
- One further double bedroom

### Outbuildings:

Detached summer house with bar and 'Smeg' fridge (included in sale) (17'0" x 12'0")

Two stores (12'3" x 12'0" and 11'7" x 9'7")

Detached seating area with brick wood-fired pizza oven

Garage (19'3" x 18'4")

EPC E

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.



## Situation

Located on the prestigious Streetly Wood, Denehurst enjoys one of Sutton Coldfield's most desirable addresses. This leafy, private residential road is known for its tranquillity, exclusivity, and convenient access to local amenities, schooling and leisure.

The property sits within easy reach of Sutton Park – a 2,400-acre National Nature Reserve with lakes, woodlands, and walking trails – as well as Streetly Village, Four Oaks and Sutton Coldfield town centre. Birmingham City Centre is approximately 9 miles away and can be easily accessed via nearby train services or the M6 Toll and M42.

Outstanding schools nearby include Streetly Academy, Bishop Vesey's Grammar School and Sutton Coldfield Grammar School for Girls, making it an ideal location for families.

## Description of Property

Denehurst is an outstanding Edwardian detached residence of distinction, occupying a substantial plot within the exclusive and leafy enclave of Streetly Wood. Offering over 6,300 sq ft of internal accommodation including a luxurious indoor pool complex and detached outbuildings, this exceptional family home represents a rare opportunity to acquire a property of remarkable scale, privacy and refinement in one of the most desirable addresses in the region.

The main house is arranged over two spacious floors and seamlessly blends classic architectural detail with modern convenience. The generous central entrance hallway provides an immediate sense of grandeur, featuring a stunning oak panelled inglenook, with the ground floor layout flowing beautifully between formal and informal living spaces. To the front of the home, the drawing-room features a large bay window, impressive antique Stuart Crystal chandelier and a feature fireplace. The dining-room offers a second impressive reception space with a rosewood surround fireplace, large rear window and double doors to the garden. A separate snug/family room provides a more relaxed family sitting-room or children's playroom. A separate bespoke Neville Johnson study provides the ideal setting for remote working or quiet retreat.

A superb Harvey Jones breakfast-kitchen room, with extensive hand-painted cabinetry, a wall-mounted smart TV, Lacanche induction range and Miele integral appliances (dishwasher, fridge-freezer, microwave and a separate fan/conventional oven), sits at the heart of the home and opens through to a large laundry room with an Aga fridge-freezer, two concealed Worcester-Bosch boilers and spaces for a washing-machine and tumble dryer. Beyond the kitchen lies one of Denehurst's most exceptional features: an indoor leisure complex, comprising a large heated swimming pool with vaulted ceiling, full-length windows, and direct access to the gardens. A changing area with WC with high-quality Porcelanosa tiles and bathroom fixtures, adjacent pump room, and striking garden/gym room complete this superb space, perfect for wellness, entertaining or year-round family use. The first floor accommodates five substantial double bedrooms. The principal bedroom suite is located to the rear of the house and benefits from a luxurious dressing room and access to an en-suite with Fired Earth high-quality design-led bathroom fixtures (scope to adapt configuration if desired). Bedrooms two and three both feature large bay windows and generous floor space, while bedrooms four and five enjoy views across the gardens and are served by a combination of well-appointed family bathrooms and WCs with high-quality Porcelanosa tiles and bathroom fixtures, creating a highly flexible layout for modern living.

## Gardens and Grounds

Externally, the property enjoys landscaped and fully enclosed private gardens that complement the scale of the home. A large patio terrace runs across the rear elevation, offering an ideal space for entertaining, with direct access from the dining room and swimming pool wing. A purpose-built pizza oven further enhances the garden's appeal for outdoor gatherings. Set slightly apart from the main house, a pond that would be ideal for watching the local wildlife flourish, a detached summer house with vaulted ceiling and two adjoining store rooms offers huge potential for use as a home office, gym, creative studio or annexe. A generous garage, along with a gated private driveway, provides ample secure parking for multiple vehicles.

At the far end of the garden, there is a secluded tennis court, with a nearby "pavilion" that provides changing facilities, as well as a place to snatch a cold drink from the fridge after an energetic game of tennis.

Thoughtfully maintained and rich in potential, Denehurst offers a rare combination of period charm, extensive accommodation, and premium lifestyle features in an exclusive and peaceful setting. Ideal for those seeking a truly special family home, this property must be viewed to be fully appreciated.

## Distances

- Sutton Coldfield town centre – 3.4 miles
- Birmingham City Centre – 9 miles
- Birmingham International/NEC – 15 miles
- Lichfield – 10.5 miles
- M6 Toll (T3) – 4.6 miles
- M6 (J7) – 5.2 miles

(Distances are approximate)

## Directions from Aston Knowles

From our office at 8 High Street, Sutton Coldfield, take the A5127 Lichfield Road to Four Oaks. Follow signs to Streetly via Blake Street and Thornhill Road. Turn right into Streetly Wood, where Denehurst will be located on the left-hand side.

## Terms

Tenure: Freehold

Local Authority: Walsall

Council Tax Band: H

Broadband Average Speed in Area: 900 Mbs Full Fibre

## Services

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

## Fixtures and Fittings

Only those items mentioned in the sales particulars are included in the sale. Others may be available by separate negotiation.

## Viewings

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

## Disclaimer

### Important Notice

Every care has been taken in the preparation of these particulars, but





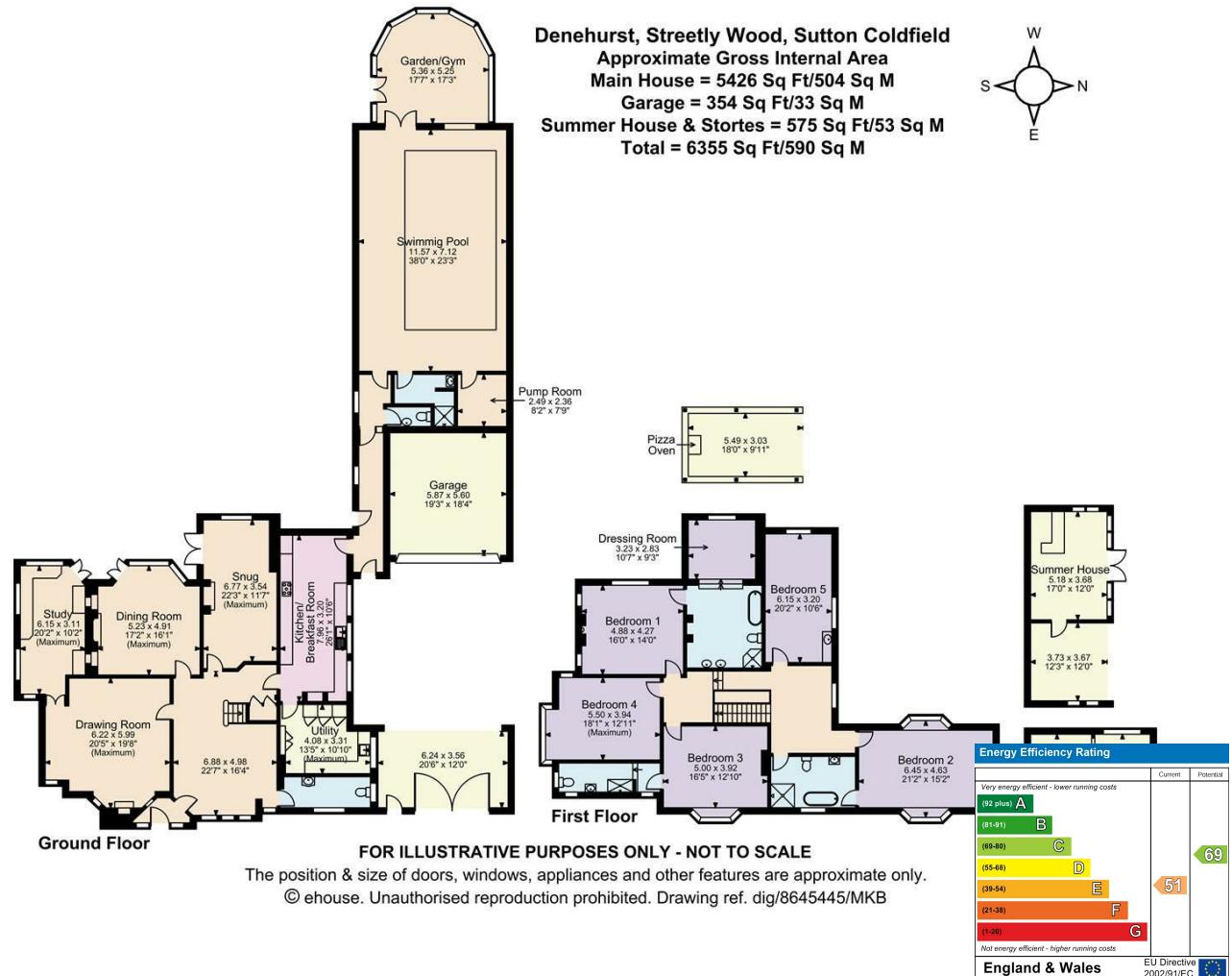
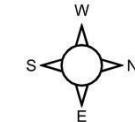
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#### Buyer Identity Verification Fee

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.



**Denehurst, Streetly Wood, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 5426 Sq Ft/504 Sq M**  
**Garage = 354 Sq Ft/33 Sq M**  
**Summer House & Stortes = 575 Sq Ft/53 Sq M**  
**Total = 6355 Sq Ft/590 Sq M**



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. 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.

**8 High Street, Sutton Coldfield, B72 1XA**

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