



NO. 4 | SELWYN WALK | LITTLE ASTON | | B74 3FG

Downes
&
Daughters
ESTATE AGENCY



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GUIDE PRICE £2,250,000

Nestled in the prestigious Little Aston Park estate, Selwyn Walk presents an exceptional opportunity to acquire a truly exceptional family home. This exclusive development comprises just five impressive residences, each designed to offer both luxury and comfort. Spanning over 7,000 square feet, this property boasts an abundance of space, featuring four elegant reception rooms that provide a perfect balance between formal entertaining and relaxed family living. Not to mention the luxury leisure complex with heated indoor swimming pool. The home comprises five generously sized bedrooms, each thoughtfully designed to ensure privacy and tranquillity all with en suite shower rooms, convenience is paramount for family life. The property also includes a triple garage, providing ample parking for up to nine vehicles, a rare find in such a desirable location.

The outdoor space is equally impressive, with a wonderfully private plot of 0.6 of an acre boasting established gardens that offer a serene retreat from the hustle and bustle of daily life.

The vast leisure complex is a standout feature, complete with an indoor swimming pool, currently utilised as a golf simulator, a hot tub, and a gymnasium, catering to all your fitness and relaxation needs.

The heart of the home is undoubtedly the state-of-the-art Poggenpohl kitchen, which is adorned with luxury appliances, making it a dream for any culinary enthusiast. Again designed with 'fun' in mind, opening in to a games room, family room and dining room. A wonderfully sociable space.

This property is not just a house; it is a lifestyle choice, offering a perfect blend of sophistication and family-friendly amenities. With its prime location and exceptional features, this home is a rare gem in the market, ideal for those seeking a luxurious family residence in a sought-after area.



GROUND FLOOR

- Spacious Entrance Hallway With Striking Return Staircase To First Floor
- Guest Cloakroom
- Triple Aspect Formal Living Room With Access To Inner Patio & Rear Garden
- Wonderfully Sociable Open Plan Kitchen Diner & Family Space Opening To A Large Games Room
- The High End Poggenpohl Kitchen Is Fitted With A Wealth Of Fitted Appliances
- Family Room Offering A More Relaxed Living Area
- Impressive Games Room With Access To Garden
- Formal Dining Room
- Large Study Also Suitable For Gaming Room
- Spacious Utility Room With Access To Rear Hallway & Garage
- Second Guest Cloakroom

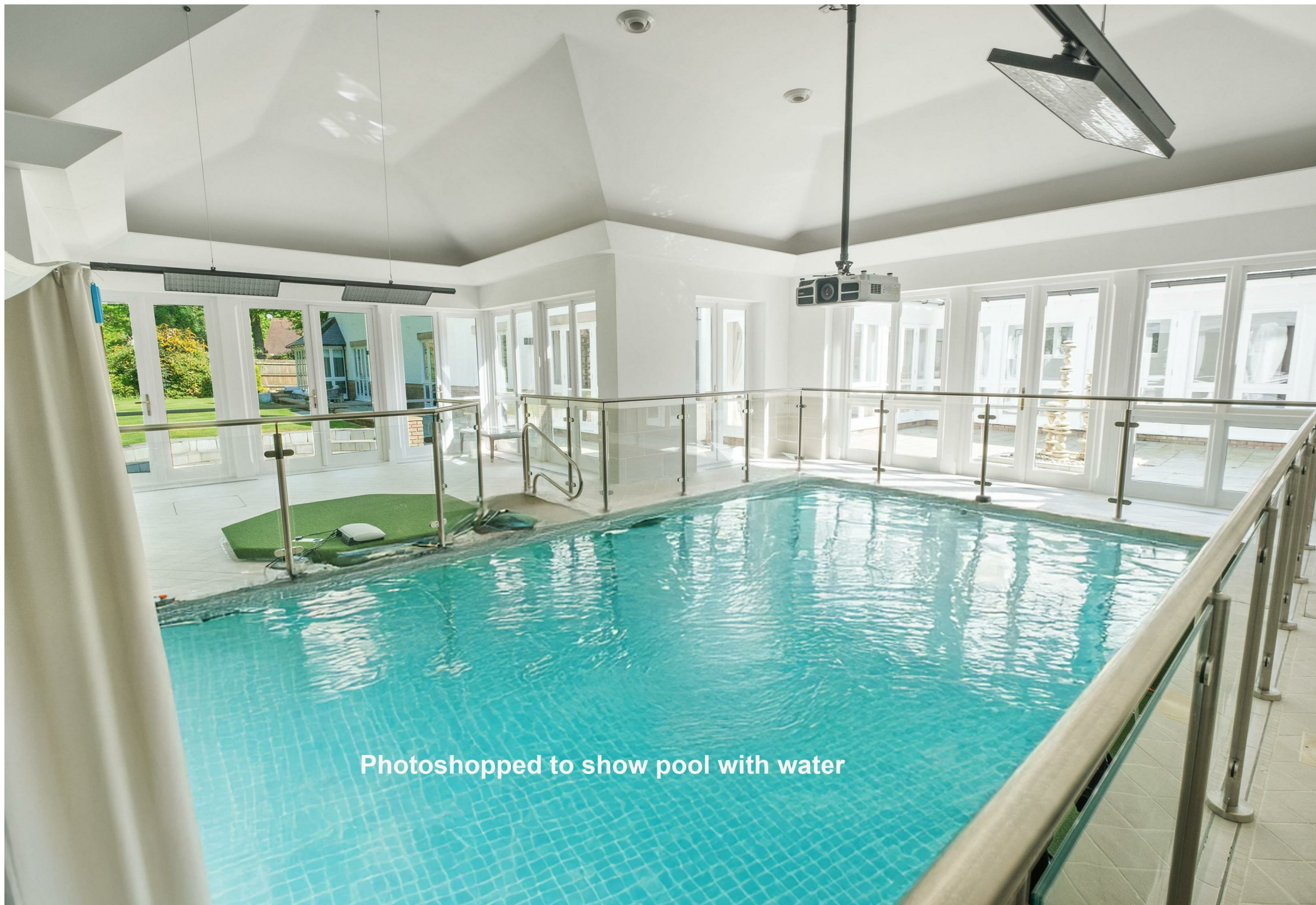




LEISURE COMPLEX

- Glazed Hallway Approach With Separate 'Front Door' Access
- Home Gym
- Office Space
- Pool Shower & Changing Room
- Breath Taking Indoor Pool Complex With Heated Swimming Pool (currently used as golf simulator), Hot Tub & Seating Area & Three Sets Of Doors To Rear Garden
- Shallow Stepped Access To Pool & Child Safe Security Barrier







FIRST FLOOR

- Elegant Landing With Large Airing Cupboard
- Principal Bedroom Suite With Fitted Wardrobes & Dressing Area
- En Suite Bathroom
- Bedroom Two With Dressing Area & Fitted Wardrobes
- En Suite Shower Room
- Bedroom Three With Dressing Area & Fitted Wardrobes
- En Suite Shower Room
- Bedroom Four With Fitted Wardrobes
- En Suite Shower Room
- Bedroom Five With Fitted Wardrobes
- En Suite Shower Room
- Loft Storage Rooms





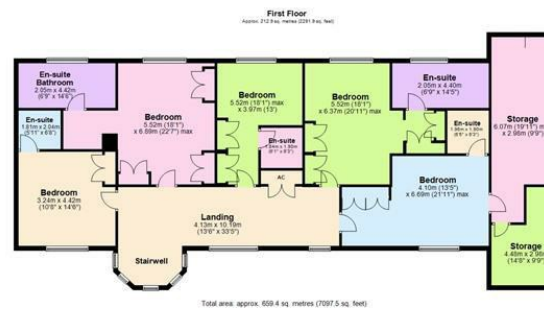
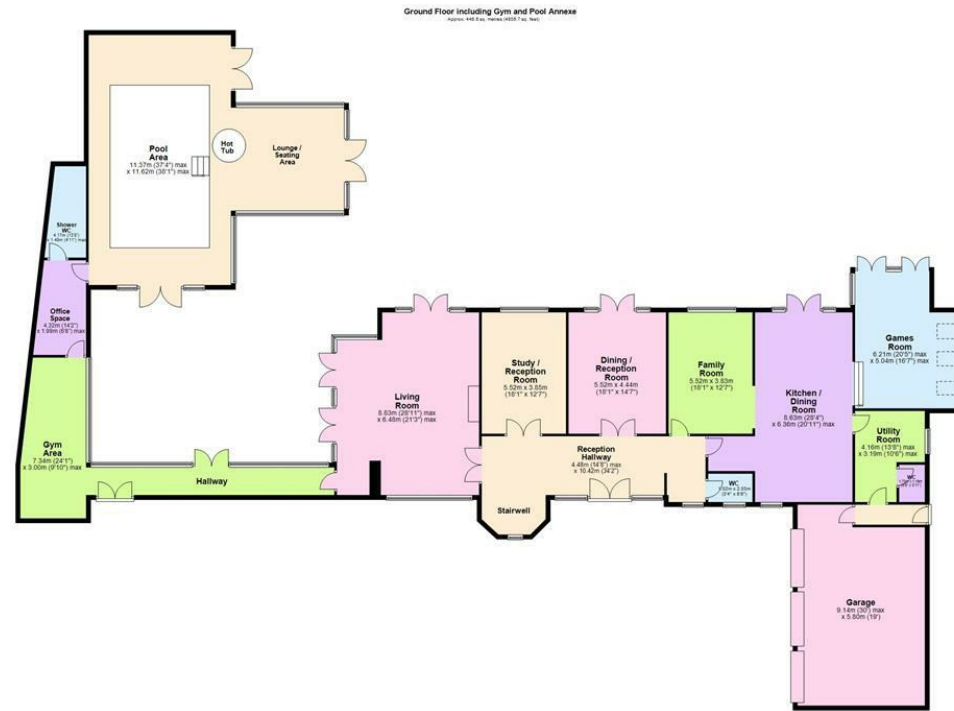
OUTSIDE

- Private Driveway Parking For A Number Of Vehicles
- Integral Triple Garage With Electric Doors
- Lawned Fore Garden & Manicured Boundary Hedging
- Lawned 'Woodland Style' Rear Garden With Great Levels Of Privacy
- Numerous Patio Seating Areas With 10 Separate Points Of Access From The House
- Attractive Brick Retaining Wall Dividing The Patio From The Lawn
- Established Borders, Fenced Boundaries & Gated Side Access





EPC Rating: C



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