

1 GREENSLEEVES
HARTOPP ROAD
FOUR OAKS ESTATE
B74 2QE


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A Magnificent Tudor-Style Estate with Glorious Gardens and Luxurious Living Spaces

Accommodation

Ground floor:

- Porch entrance
- Reception hall
- Guest WC
- Dining room with grand fireplace
- Drawing room with exquisite fireplace
- Open plan kitchen
- Utility room off the kitchen
- Breakfast/ family area with four skylights and French doors opening towards the courtyard
- Second entrance/boots room with cloak closet and access to kitchen and games room /snug.
- Games room/snug with beautiful fireplace and patio doors opening to the extensive paved patio areas
- Staircase leading to first floor

First floor:

- Generous first floor landing hallway
- Principal Bedroom with many built-in closets and an ensuite bathroom with separate shower
- Bedroom number four with built in wardrobes
- Bedroom three with built in closet
- Family shower room
- Bedroom number two with many built-in wardrobes

Annex Ground floor:

- Entrance hall
- Guest WC with access from outside of property
- Open plan kitchen
- Sitting /dining area
- Pump room
- Stairwell to first floor of annex

Annex first floor :

- Bedroom number one with skylights and French doors opening onto a Juliet balcony
- Loft storage on either side of the principal bedroom
- Family shower room
- Bedroom number two with skylights

Gardens and Grounds:

- Beautiful driveway towards the property
- Stunning front gardens with superb mature trees and shrubs
- Extensive wrap-around gardens

Potting shed

Pool house:

- Pool House with a most magnificent pool

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

The property is situated on the highly sought-after Four Oaks Estate an exclusive residential area lying along the northern and eastern borders of Sutton Park. The Four Oaks Estate is originally part of a large forestry to encompass the adjoining Sutton Park. The Estate was initially laid out in the 1890s when the Four Oaks Park was bought by the Marquis of Clanricarde. The area was then developed as an exclusive private residential Estate and covenants encumbered on the residences have ensured that the Four Oaks Estate has preserved itself as a most attractive and highly desirable place to live.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. Four Oaks tennis club is close by.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

In nearby Mere Green there is an M&S, and Sainsbury's supermarket together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Description of Property

Nestled amidst breathtaking landscaped grounds, this resplendent Tudor-style residence is a masterclass in timeless elegance and refined living. Approached via a sweeping driveway lined with mature trees and manicured hedgerows, the property immediately captivates with its period charm, majestic façade, and picturesque setting. Set within extensive, exquisitely maintained wrap-around gardens, this home offers a rare blend of classical architecture and contemporary comfort.

The Main House Ground Floor

A charming porch entrance welcomes you into the grand reception hall, an impressive space that sets the tone for the rest of the home. Rich woodwork and refined finishes provide a sense of warmth and character, complemented by a guest WC.

To the left, the formal dining room is anchored by a grand fireplace perfect for hosting elegant dinners and festive occasions. Carrying onwards, the drawing room is equally distinguished, with an exquisite fireplace that invites quiet evenings by the fire or sophisticated entertaining.

At the heart of the home lies a stunning open-plan kitchen, expertly designed for both function and beauty. Flowing seamlessly into a breakfast and family area, this bright and airy space is flooded with natural light through four skylights, and French doors opening to the courtyard, offering a superb setting for everyday living. A second entrance/boots room with cloak closet provides practical access to the kitchen, and a utility room set off the kitchen ensure convenience for family life.

Through the kitchen, a cozy and atmospheric games room/snug with a beautiful fireplace, and patio doors that open to an extensive paved patio area, creates the perfect retreat. A graceful staircase ascends to the first floor, framed by beautiful architectural details.

First Floor

The landing hallway provides a sense of flow, connecting the home's elegant sleeping quarters. The principal bedroom is a sanctuary of luxury, complete with extensive built-in closets and a private ensuite bathroom with separate shower. Bedroom two, also featuring a wealth of built-in wardrobes, and peaceful garden views, while bedroom three and bedroom four provide equally charming accommodation with built-in storage and flexibility for family or guests. A well-appointed family shower room completes the first floor.

The Annex

A separate, self-contained annex offers exceptional versatility, perfect for extended family, guests, or staff.

Ground Floor

The entrance hall leads to an open and inviting sitting and dining area, connected to a sleek

open-plan kitchen. A conveniently positioned guest WC, accessible from outside, enhances functionality. The ground floor also includes a dedicated pump room and a stairwell ascending to the first floor.

First Floor

Upstairs, the principal annex bedroom boasts skylights that bathe the space in natural light, and French doors opening to a Juliet balcony; flanked by discreet loft storage areas. A shower room serves both bedrooms, including the charming second bedroom, also enhanced with skylights.

Gardens and Grounds

The grounds are truly a horticultural haven. Impeccably maintained front gardens are framed by superb mature trees and flowering shrubs, creating a picture-perfect approach to the home. The extensive wrap-around gardens offer multiple areas for recreation, relaxation, and entertaining. A potting shed adds character and utility, ideal for garden enthusiasts.

The Pool House

An indulgent retreat, the pool house is a showstopper. Featuring a magnificent indoor pool, the space also includes a gym, changing room, WC, and shower facilities, making it a year-round oasis of health and relaxation.

This remarkable Tudor estate is more than a home; it's a lifestyle. A place where architectural grandeur, modern comforts, and glorious gardens converge in perfect harmony.

Distances

- Sutton Coldfield town centre 1.5 miles
- Lichfield 8 miles
- Birmingham 10 miles
- M6 Toll (T3) 6 miles
- M6 (J6) 6 miles
- M42 (J9) 9 miles
- Birmingham International/NEC 15 miles

(Distances approximate)

Directions from Aston Knowles

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. At the roundabout take the third exit and stay on A5127. At the next roundabout continue straight onto Four Oaks Road. Turn left on Hartopp Road and then right onto Greensleeves.

Terms

Tenure: Freehold

Local authority: Birmingham City Council, 0121 303 1111

Tax band: H

Average area broadband speed: 500Mbps full Fibre

Services

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

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Viewings

Viewings are strictly being undertaken by prior appointment through Aston Knowles on 0121 362 7878.

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.



Greensleeves, Hartopp Road, Sutton Coldfield

Approximate Gross Internal Area

Main House = 3301 Sq Ft/307 Sq M

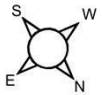
Garage = 497 Sq Ft/46 Sq M

Outbuilding = 1981 Sq Ft/184 Sq M

Annexe = 667 Sq Ft/62 Sq M

Total = 6446 Sq Ft/599 Sq M

Quoted Area Excludes 'External WC'



Particulars prepared May 2025

Photographs taken May 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.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com