

26 LADYWOOD ROAD
FOUR OAKS ESTATE
SUTTON COLDFIELD
B74 2QN


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An Arts & Craft style six-bedroom family home situated on the highly desirable Four Oaks Estate with indoor swimming pool and outdoor bar.

ACCOMMODATION

Ground floor: Reception hall, cloak room, kitchen/breakfast/family room, drawing room, dining room, sun room, utility, basement, swimming pool complex with shower room.

First floor: Master bedroom with en-suite and dressing area, four further double bedrooms, family bathroom, entertainment room with spiral staircase down to swimming pool complex.

Second floor: Bedroom two, shower room, dressing room, store room.

Gardens and Grounds: Double garage, outbuilding bar/entertainment room.

Approximate gross internal floor area: Approximate net internal floor area 6366.4 sq ft
EPC Rating: C



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

Rockingham House is situated on the desirable Ladywood Road within the prestigious Four Oaks Estate.

The Four Oaks Estate is an exclusive residential area lying along the northern and eastern borders of Sutton Park. Originally the site of Four Oaks Hall, the house and its surrounding land were sold in 1868 to Hubert de Burgh-Canning, 2nd Marquess of Clanricarde for residential development. Four Oaks Hall was demolished in 1898. Covenants have ensured that the Four Oaks Estate has been preserved as a most attractive and highly desirable place to live with tree-lined private roads; their names derived from its historical past.

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. In nearby Mere Green there is an M&S, Waitrose, and Sainsbury's supermarket together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

Sutton Park is a designated Site of Special Scientific Interest, offering great scope for walking, golf and a variety of outdoor pursuits. One of the many advantages of the area is its location for fast connections to the M42, M6, M6 Toll and Birmingham International / NEC.

Distances

Sutton Coldfield town centre 1 miles
Birmingham City Centre 9.2 miles
Birmingham International/NEC 15.9 miles
Lichfield 8 miles
M6 (J7) 6.6 miles
M6 Toll (T3) 5 miles
(Distances are approximate)

Description of Property

This extraordinary family home is set back on a private plot of approximately 0.647 acres on the prestigious Four Oaks Estate and offers the possibility for further development with the recent planning application 2022/02354/PA.

The property is approached from the road via a large, paved driveway flanked on both sides by the mature trees and shrubs and a spacious lawn off to the left-hand side.

The extensive frontage leads to the lovely welcoming front door, which opens up into the truly spectacular reception hallway featuring oak flooring. Off to the left of the reception hall is the hand painted fitted kitchen/breakfast room with rear aspect French doors leading out to the beautifully manicured gardens. The kitchen/breakfast/family area is truly the heart of the home and has been outfitted to the utmost detail. The kitchen features ample wall and floor units with complementary work surfaces and tiled flooring. A central island allows for additional workspace and is adjacent to a five-seater dining table: perfect for informal dinners. The space features an array of built-in appliances such as a Britannia cooker, fridge/freezer and dishwasher. There is also a large pantry area to the left of the kitchen with additional storage space and boiler/hot water tank. Planning permission has been granted to add an additional full-width orangery to the rear of the property to add further reception rooms.

Beyond the kitchen is a rear hallway with re-fitted gardener's cloakroom with white WC off, stairs to the basement and door giving access to the garden.

To the right of the reception hall leads straight into a large drawing room featuring a fireplace and plenty of natural light coming in through the French doors from the conservatory. The drawing room has a raised step up to the dining area, a perfect space to entertain and receive guests for dinner parties.

Finally, from the reception hall the utility can be accessed, which can also be accessed from the front of the home; this could be turned into a second kitchen should a buyer wish to do so. Leading on from the utility is the double garage with manual slide doors. Planning permission exists to convert the attached double garage into a further reception room with bay window (see attached architect's images).

The first-floor accommodation comprises of five double bedrooms and family bathroom. The principal bedroom boasts rear aspect views, dressing area and an en-suite bathroom. Bedroom five provides access to a fabulous entertainment room which provides access down a spiral staircase down to the indoor swimming pool complex. The complex features heated indoor swimming pool, hot tub and designated shower room.

The second-floor accommodation provides a bedroom suite with shower room and dressing room. There are also two useful storage spaces.

Throughout the house, bar/entertainment rooms there is Ubiquiti wired Wi-Fi points and 6 Sonos zones, including garden speakers.

Gardens and Grounds

The property boasts ample grounds with landscaped gardens. The garden of this property was carefully designed to ensure the sun shone on various sections throughout the day. From the BBQ and entertainment area with outdoor kitchen, manicured lawn and raised flower gardens, to the orchard at the back of the swimming pool. This garden truly provides the perfect location for entertaining guests.

There is an additional detached double garage with a log cabin outbuilding behind, currently used as a bar/entertainment space, with Sky TV and full bar facilities.

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.

Directions

From the office at 8 High Street, follow the A5127/Lichfield Road. At the roundabout, turn left onto Wentworth Road, after about 0.2 miles turn right onto Bracebridge Road. In 0.2 of a mile, turn left at the first cross roads onto Ladywood Road and the property will be on your right.

Terms

Tenure: Freehold

Local Authorities: Birmingham





Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 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 all of 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 cannot be inferred that any item shown is included in the sale.

Photographs taken May 2022
Particulars prepared May 2022

EPC Rating
EPC Rating: C

Broadband Average speed in area
Broadband Average speed in area : 100 Mbps

COUNCIL TAX BAND
COUNCIL TAX BAND : H
BIRMINGHAM



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including openings and orientation) are approximate. No details are guaranteed, they cannot be relied upon for any purpose part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own. Powered by www.focalagent.com

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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