

ROXLEY HOUSE HILLWOOD ROAD
SUTTON COLDFIELD
B75 5QW


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Set in over approximately 3 ACRES of immaculate grounds, this exceptional property combines timeless character with modern luxury, featuring reclaimed brickwork, a grand oak staircase, and versatile living spaces. With stunning landscaped gardens, a large pond, and views over open land, it offers both tranquillity and impressive facilities, including a four-car garage and a new outbuilding with potential for stables or office use. **VACANT POSSESSION AVAILABLE.**

ACCOMMODATION

Ground floor: Reception hall, kitchen/dining room, snug, drawing room, study, sitting room, WC, boiler room, utility room.

First floor: Principal bedroom with dressing rooms and en-suite, bedroom two with en-suite, bedroom three with en-suite, bedrooms four and five, family bathroom.

Basement: Cinema/games room with bar and additional WC.

Gardens and Grounds: Approximately 3.01 acres of landscaped established gardens, detached four car garage, stables/gym and office, electric gated entrance. Ample space for parking.

Approximate gross internal floor area 7876 sq. Ft (731 sq. M)

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

Located in a desirable semi-rural setting, this property offers the perfect blend of tranquility and convenience. Nearby, Mere Green and Four Oaks provide a host of amenities, including M&S and Sainsbury's supermarkets, as well as an array of restaurants, cafes, and boutiques at the popular Mulberry Walk.

The nearby town of Sutton Coldfield offers an even wider selection of shops, dining options, and services within the Gracechurch Shopping Centre.

Outdoor enthusiasts will enjoy the proximity to Sutton Park, a renowned Site of Special Scientific Interest, which offers extensive walking trails, golf, and a variety of outdoor activities.

The property is well connected, with quick access to the A38, M42, M6, M6 Toll, and Birmingham International Airport, making travel easy and efficient.

Highly regarded schools in the area include Arthur Terry School, Four Oaks Primary, Hillwest Primary, Lichfield Cathedral School, King Edward VI School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, and Highclare School.

Distances

Sutton Coldfield town centre 2.4 miles
Birmingham City Centre 10.7 miles
Birmingham International/NEC 16.4 miles
Lichfield 7.2 miles
M6 (J7) 7.2 miles
M6 Toll (T3) 5.5 miles
Butlers Lane Railway Station 1.1 miles
Four Oaks Railway Station 1.7 miles
(Distances are approximate)

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Description of Property

This exceptional property exudes charm and quality, crafted from reclaimed bricks and topped with handmade Staffordshire blue tiles. Entry is through a solid oak security door, which opens to reveal a grand reception hall and a magnificent central oak staircase.

The spacious reception hall, with its elegant engineered oak flooring, leads to various reception rooms and is anchored by a large, split staircase that ascends to a bright, galleried landing, illuminated by a skylight above.

Adjacent to the hall is a cozy snug, complete with a substantial stone fireplace, while the impressive drawing room features another grand stone fireplace and French doors that open to a beautifully designed garden courtyard with oak pergolas—perfect for seamless indoor-outdoor entertaining in warmer months. The study, accessible from both the hall and the drawing room, connects to the comfortable sitting room, adding versatility to the layout.

Also conveniently located off the reception hall are a spacious utility room, a WC, and a boiler room, ensuring ample storage and functionality.

The heart of the home is the open-plan kitchen and dining area, where traditional Clive Christian cabinetry, a Belfast sink, and granite worktops set a refined tone. The kitchen centers around a large oak island ideal for informal dining, while the dining area, with two sets of French doors opening onto the grounds, is perfect for entertaining. High-end appliances include an Aga with an additional gas hob and oven module, an integrated microwave, and an extractor fan discreetly integrated into the cabinetry.

The first-floor accommodation includes a luxurious principal bedroom suite, complete with two dressing rooms and an en-suite bathroom with a spacious walk-in shower, heated towel rail, and elegant tile work. Bedroom two is another generously proportioned room, with an en-suite bath, heated towel rail, and Velux windows. Bedroom three is a double with an en-suite shower room, while bedrooms four and five share a well-appointed family bathroom.

The basement level is designed for leisure and entertainment, featuring a cinema and games room equipped with a 10-foot HD screen, a premium Bowers & Wilkins sound system, and a bespoke bar area, making it an inviting space for gatherings and movie nights.

Garden and Grounds

The property sits on approximately 3.5 acres of beautifully landscaped grounds, offering an ideal blend of natural beauty and practical amenities.

An 18-foot electric gated entrance opens to a sweeping driveway that leads to ample parking, a detached four-car garage, and a newly constructed outbuilding. This versatile structure could be adapted for stables, office space, or other uses, pending necessary planning permissions.

The grounds feature stunning views across the surrounding land, with meticulously maintained gardens bordered by mature trees and shrubs. Manicured lawns surround the property, while a large, mature pond at the garden's edge attracts local wildlife, creating a peaceful retreat.

Expansive patios, paved with original old mill flags, provide a perfect setting for al fresco dining and outdoor lounging, ideal for enjoying the scenic surroundings.

Additional Specification

Garden Irrigation System
Borehole pumped water for garden
Fully installed Chubb CCTV system
Chubb installed wired alarm system with external sensors
Mains fire alarm system in all rooms
Full fibre to the property Internet Connection
Fully Cat 5/ Cat 6 wired
Sonos surround sound system
5 Amp lighting to every room
Electrics to garden perimeter
Everest windows with laminated and toughened glass
2 boilers and 2 hot water cylinders

Services

We understand that mains water, electricity, and gas are connected. Drainage is via a Klargester septic tank.





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 onto Lichfield Road. At the roundabout, take the third exit to continue onto Lichfield Road. At the next roundabout, take the third exit onto Hill Village Road and then take the second right onto Sherifoot Lane. Take a slight right turn onto Hillwood Road.

Terms

Tenure: Freehold

Viewings

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

Disclaimer- Important Notice

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 November 2024

Particulars prepared November 2024

EPC Rating

EPC Rating : C

Broadband Average speed in area

Broadband Average speed in area : 944 Mbps

Roxley House



DISCLAIMER
Photographs taken November 2024
Measurements are approximate and not to scale
Please check all information before making any decisions
For more information please contact the agent

Roxley House, Hillwood Road, Sutton Coldfield, B75 5QW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	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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