

16 LUTTRELL ROAD
FOUR OAKS ESTATE
B74 2SP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exceptional family home of history and distinction, thoughtfully extended for modern living in the heart of Four Oaks Estate, this magnificent residence offers beautifully appointed accommodation across three floors.

The ground floor comprises a reception hall, lounge, dining room, morning room, library, cinema/entertainment suite, open-plan kitchen, dining and living space, spice kitchen/utility, cloakroom, and double garage with adjoining store. The mezzanine level above the garage provides a fully equipped gym. On the first floor there is a principal bedroom suite with walk-through dressing room and en suite bathroom, two further principal bedrooms with en suite shower rooms, a fourth double bedroom, and a family bathroom. The second floor offers three further double bedrooms, two with en suite shower rooms.

Externally, the property is approached via a sweeping driveway with turning circle and gated courtyard, with landscaped gardens of over one acre featuring mature borders and lawns, as well as planning permission granted for a swimming pool and leisure complex.

In all, the property extends to approximately 1.15 acres (0.47 hectare) with an approximate gross internal floor area of 5,505 sq ft (511 sq m).



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

Conygar is on an established and private plot located on the highly desirable 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 outdoor pursuits. Four Oaks Tennis and Paddle Club is close by.

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.

Description of Property

Conygar represents a rare opportunity to acquire a distinguished home of history, stature, and modern luxury in one of the Midlands' most exclusive addresses. Combining period elegance with contemporary living and outstanding potential, it is a residence of true distinction.

Set within over an acre of beautifully landscaped grounds, Conygar is a landmark residence on one of Four Oaks Estate's most prestigious private roads. This Grade II Listed home combines timeless Arts & Crafts architecture with elegant modern living, offering over 5,500 sq ft of versatile accommodation across three floors, together with a gym, garaging, and approved planning for a luxury swimming pool and leisure complex.

Ground Floor

A sweeping driveway with central turning circle and gated courtyard introduces the property in style, with ample parking and a double garage. The reception hall, with its warm oak flooring and welcoming proportions, sets the tone for the interiors beyond.

The formal reception rooms retain their period grace: the drawing room, with feature bay window framing garden views; the dining room, ideal for entertaining on a grand scale; and the library, fitted with bespoke cabinetry and an open fireplace – a perfect retreat.

An inner vestibule connects the older part of the house with the modern wing, where contemporary design takes centre stage. The entertainment suite is a statement in itself – with cinema screen, bespoke fitted bar, and wine fridges – designed for stylish gatherings.

Flooded with natural light from an expansive vaulted roof lantern and full-height glazed doors opening to the garden, the open plan kitchen, dining and living space feels bright, airy, and welcoming. The bespoke kitchen has been carefully crafted with painted cabinetry, contrasting granite work surfaces, and a substantial central island incorporating a breakfast bar – perfect for casual dining or gathering with family.

A comprehensive suite of Miele appliances is seamlessly integrated,

including microwave oven, warming drawers, steam oven, dishwasher, and refrigeration, together with a Rangemaster cooker to suit keen chefs. A second fully-fitted utility/spice kitchen is conveniently located nearby, providing additional preparation and storage space.

The kitchen flows effortlessly into the raised dining and family room, a versatile area equally suited to hosting dinner parties or relaxing in front of the television. Rich wooden flooring, soft recessed lighting, and multiple dual-aspect windows enhance the sense of warmth and connection to the gardens.

Mezzanine & Garaging

Above the garage, a fully equipped gym provides a private wellness space, with vaulted ceilings and media installation.

First & Second Floors

The newly built principal suite is an exceptional retreat, complete with walk-through dressing room and luxury en suite. Two further double bedrooms, each with en suite, along with one additional double bedroom and a family bathroom, completing the first floor accommodation. On the second floor, there are three further bedrooms and two en suites, offering flexible accommodation for family and guests.

Gardens & Grounds

The grounds are a true highlight of Conygar: sweeping lawns, established borders, and mature trees create a private and tranquil setting. The landscaped rear gardens are ideal for entertaining, with space for marquees and outdoor celebrations, while planning permission allows for a swimming pool and leisure complex, adding future potential.

Distances

Sutton Coldfield town centre 2 miles
Lichfield 8 miles
Birmingham 10 miles
M6 Toll (T3) 6 miles
M6 (J6) 7 miles
M42 (J9) 9 miles
Birmingham International/NEC 16 miles
(Distances approximate)

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.

Directions from Aston Knowles

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. At the first roundabout take the second exit onto the A454 Four Oaks Road. Turn left into Luttrell Road and carry on for approximately 300 yards. Conygar, 16 Luttrell Road will be found on the right hand side.

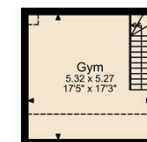
Terms

Tenure: Freehold
Local authority: Birmingham City Council, 0121 303 1111
Tax band: H
Average area Broadband speed: 67 Mbps

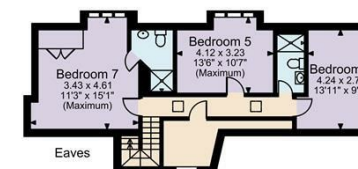
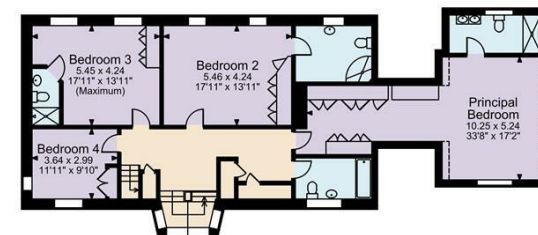
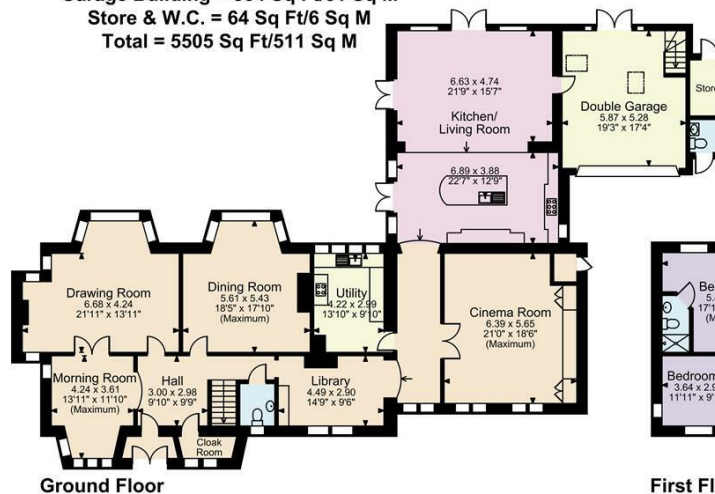




Conygar, Luttrell Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 4887 Sq Ft/454 Sq M
Garage Building = 554 Sq Ft/51 Sq M
Store & W.C. = 64 Sq Ft/6 Sq M
Total = 5505 Sq Ft/511 Sq M



**Mezzanine
Above Garage**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8641835/KRA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		69	80
EU Directive 2002/91/EC			

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 excluded.

Viewings

All viewings of Conygar are strictly by prior appointment through Aston Knowles, 0121 362 7878.

Disclaimer

Every care has been taken in the preparation of these particulars, but accuracy cannot be guaranteed. If there is any point of particular importance to you, we recommend seeking independent verification. These particulars do not form part of any contract. All measurements are approximate. Images are provided for illustrative purposes only and do not imply inclusion of any fixtures or fittings within the sale.

- Photographs taken: September 2025
- Particulars prepared: September 2025

Buyer Identity Verification Fee

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.

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.