

AVANTI, 17 HARTOPP ROAD  
SUTTON COLDFIELD  
B74 2RQ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A stunning luxury five-bedroom family residence finished to an exceptional standard and situated on the exclusive Four Oaks Estate.

### TECHNOLOGY & FEATURES

- The property has a full colour CCTV system with 6 external dome cameras with Samsung 16 channel DVR
- Opus ceiling speakers throughout the property as well as wall speakers at the rear patio
- Sonos music system with individual amplifier throughout the property
- Underfloor heating throughout (ground and first floor) with wireless stat controls to each room
- Fully monitored fire detection and intruder alarm

### ACCOMMODATION

Ground Floor:

Reception hallway

Guest WC

Drawing room

Cinema/entertainment room

Kitchen/breakfast/family room

Study/utility room

Wet room

Boiler room

First Floor:

Galleried landing

Master bedroom with ensuite bathroom

Bedroom two with ensuite bathroom

Three further bedrooms all with ensuite shower rooms

Garden and Grounds:

Integrated double garage

Private garden and grounds

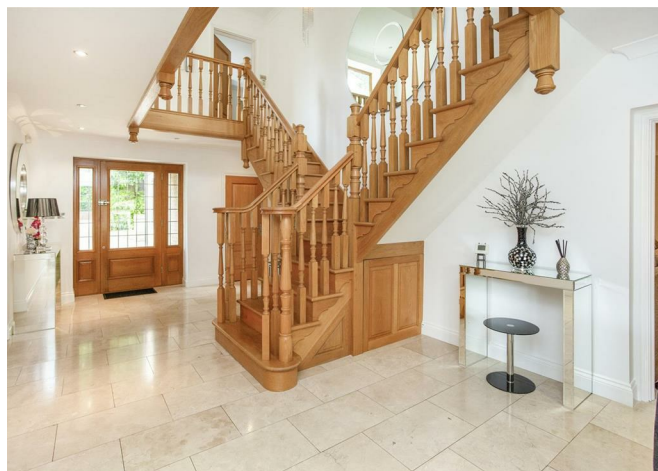
Large parking and turning area to the fore

Garden studio/home office with terrace

Outdoor storage

Approximate Gross Internal Area: 5305 sq. ft/493 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

Avanti is situated on the highly desirable Hartopp Road within the Four Oaks Estate. 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.

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.

Nearby Mere Green provides a good selection of everyday shops, cafes and restaurants at Mulberry walk together with Marks & Spencer's and Sainsbury's supermarkets. One of the many advantages of the area is its location for fast commuting to the M42, M6, M6 Toll and Birmingham International Airport.

## Description of Property

Access the property via an impressive entrance portico leading to a substantial timber front door, flanked by elegant leaded light features. The reception hall welcomes you with a superb flying oak staircase leading to a galleried landing. The layout provides access to the kitchen and breakfast room, access to the formal reception rooms, and access to the rear terrace. A noteworthy feature is the exquisite crystal chandelier by "Cristal de Setta" with an incredible drop of 4.5 meters. The stylish guest cloakroom and WC are fitted with a contemporary suite and lighting.

The formal reception room is presented as a large open-plan layout. The substantial drawing and dining room offers impressive reception space with bespoke sofas by "Duresta." A delightful "Chesney's" stone fireplace with a contemporary gas fire inset as the focal point. The dining area features an outstanding contemporary walnut dining table with 10 matching chairs, a matching side cabinet, and a tall glass display cabinet by "Kesterport." Contemporary standard lamps and mirrors, along with a 65" Sony flat-screen television laid on matching TV cabinet, complete the space.

Situated off the end of the formal reception room and occupying a bespoke wing is the cinema and entertainment room. This room features a fully fitted bar with illumination, drinks register, and matching bar stools. It is air-conditioned and includes contemporary sofa and seating arrangements by "Natuzzi." Cinema equipment includes a Sony 4K Projector, Blu-ray player, AV receiver, and a 5.1 surround speaker system with flush ceiling and wall speakers, along with a large subwoofer. A run of windows provides superb views of the rear terrace, with fold-back French doors giving access to the gardens.

The kitchen and family room features a smart walnut-finished bespoke kitchen with ample light, flecked granite work surfaces, and a wealth of floor and wall-mounted cupboards. A superb, large central island with granite work surfaces includes a breakfast bar area, storage units, and a registration unit. Integral appliances include two conventional ovens, an induction hob, a steam oven, two dishwashers, a microwave oven, and two fridge freezers. Worthy of note is the bespoke circular seating area and dining table by "Koiner". An excellent feature of the room is the large fold-back French doors giving full room-width access to the outdoor terrace.

From the kitchen area, access the rear hall leading to a ground-floor wet room with contemporary fittings. Stairs lead down to a study and utility area with French doors leading out to the gardens. This area features a wealth of floor and wall-mounted cupboards and a bespoke fitted study from 'Hilsta'.

The rear hall also gives access to the two-car integral garage which fitted wall units and access to plant room.

The master bedroom provides superb views to the fore of the property and features a wealth of bespoke fitted contemporary bedroom furniture by "Hammonds." The outstanding en-suite

bathroom boasts contemporary marble tiling, dual wash hand basins with respective storage units, a large walk-in Aqualisa shower, and a superb corner bath with a showerhead attachment. A large 55" Sony flat-screen television and a range of contemporary light fittings complete the space.

At the opposite end of the first floor is an exceptional guest bedroom suite with contemporary fitted wardrobes, a seating and dressing area, and a 45" Sony flat-screen television. The en-suite bathroom features a raised contemporary bath set within metallic mosaic tiles, a large walk-in shower, and a matching contemporary suite.

Bedrooms three and four occupy the middle section of the property, both featuring stylish storage fittings from 'Loddenkamper' & 'Gainsborough' and en-suite shower rooms.

Bedroom five featuring stylish fittings from 'Bentley', with superb views to the rear of the property, benefits from air conditioning and an en-suite shower room.

This exceptional property offers luxurious living spaces, exquisite design features, and contemporary conveniences, making it a truly outstanding home.

## Garden and Grounds

The property features a prominent frontage on Hartopp Road, with substantial wrought ironwork and electric gates leading to a block work driveway that provides parking and turning space for numerous vehicles.

To the rear, there is an elevated flagstone terracing arrangement with a fine aspect over the lawned area. Steps lead down to the garden and the garden studio.

A garden studio set up as a fully equipped office provides separate space for office use, with its own WC and shower. The garden studio benefits from air conditioning.

A good arrangement of outdoor storage for machinery and furniture has been placed within a secure area to the side of the property and at the rear area of the studio.

## Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, turn left onto Hartopp Rd and the property will be on your left.

## Distances

Sutton Park - 1.7 miles  
Four Oaks Train Station - 0.6 miles  
Sutton Coldfield - 1.4 miles  
Lichfield - 8.0 miles  
Birmingham - 9.0 miles  
Birmingham International/NEC - 16.3 miles  
M6 - 6.5 miles  
M6 Toll - 11.3 miles  
M42 - 12.8 miles

(Distances approximate)

## Terms

Tenure: Freehold  
Local Authority: Birmingham City Council  
Tax Band: H  
Average area broadband: 150 Mbps

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

## Fixtures and Fittings

It is understood that the Seller intends to sell the Property with all items usually known as Tenant's fixtures and fittings and all contents bar personal effects ("the contents"). Any prospective Buyer will need to satisfy himself about precisely which Contents are included in the sale and as to their condition.

## Services

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



