

5 LUTTRELL ROAD
FOUR OAKS ESTATE
SUTTON COLDFIELD
B74 2SR


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Located on one of the most prestigious roads within the highly sought-after Four Oaks Estate, Culross House is a magnificent gentleman's residence offering a rare blend of elegance, space, and versatility. Set on a generous 1.25-acre plot with meticulously landscaped south-facing gardens, this exceptional home provides the perfect setting for family living, relaxation, and entertaining. Offering substantial and flexible accommodation across three floors, this property is an ideal canvas for adapting to individual needs. It also boasts exciting potential for further extension or reconfiguration, subject to the appropriate planning consents.

Key Features:

Ground Floor:

- Welcoming entrance hallway
- Two guest WCs
- Elegant drawing room with dual-aspect views
- Office
- Expansive kitchen/dining room, perfect for family gatherings
- Family room overlooking the gardens
- Utility room
- Bright and airy orangery
- Large games room for entertaining

First Floor:

- Spacious landing
- Four well-proportioned bedrooms (one with a dressing room)
- Two modern ensuite bathrooms
- Luxury family bathroom

Annex Above Garage:

- Open-plan kitchen/drawing area
- Fifth bedroom with ensuite, ideal for guests or independent living

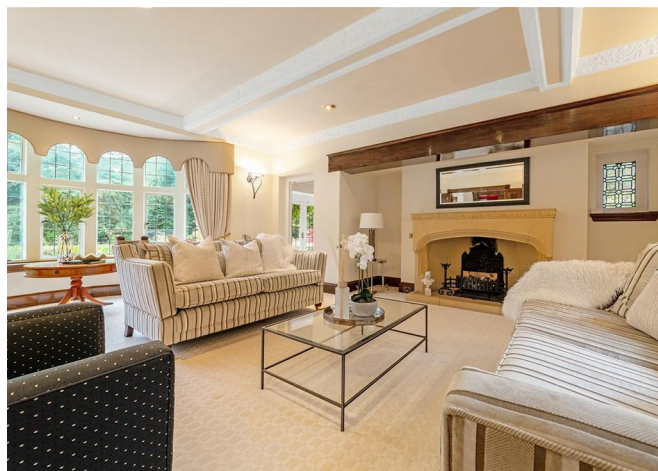
Second Floor:

- Two additional large bedrooms
- Two further ensuites, with one featuring a freestanding bath in the bedroom

EPC Rating: D

Approximate Gross Internal Floor Area: 6,245 sqft / 580.19 sqm

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 located on the highly desirable Four Oaks Estate, an exclusive residential area lying along the northern and eastern borders of Sutton Park, known for its suburban charm and excellent amenities.

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, and more recently the site host for the triathlon competitions of the Common Wealth Games, offers a great scope for walking, golf and a variety of outdoor pursuits.

Four Oaks benefits from excellent transportation links and is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant, and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42 and HS2 in the future. The Four Oaks train station connects residents to Birmingham New Street and Lichfield City, making commuting to nearby cities convenient.

Day to day amenities can be found a short distance from the property. Mere Green offers a selection of supermarkets and an array of restaurants, bars, boutique shops and salons, all in walkable distance from the property.

Four Oaks tennis club is located at the end of Luttrell Road, Moor Hall and Little Aston Golf Club are close by.

Sutton Coldfield provides excellent 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.

Description of Property

The property, which has been meticulously renovated by the current owners, is offered in first class condition both internally and externally.

In more detail the historical home consists of a welcoming reception hall, which in turn leads to the stunning atrium in the centre of the house. From here there is access to the beautiful drawing room with stunning original fireplace with dual aspect views over the front and rear gardens and a family room which also overlooks the garden. Approached from the drawing room is the original loggia tastefully converted to be used as an office.

The large kitchen is the heart of the home and boasts a range of cabinetry and appliances including a fabulous central island. Adjacent is a conservatory, which opens onto the fabulous gardens and grounds, beyond which is the entertainment room.

From the entertainment suite leads a staircase to a first floor annexe for guests, with self-contained kitchen and living accommodation, bedroom and en suite.

In the main house, the impressive main staircase leads up to an inviting and

spacious landing. To the left is the main light-filled master suite with its own dressing room and large ensuite bathroom.

There is a further guest bedroom with ensuite, two more double bedrooms and a family bathroom to the first floor.

An additional staircase leads to two further bedrooms on the second floor both having en suite facilities and one with freestanding bath in the bedroom.

Garden and Grounds

Externally the house is approached via a secluded, beautifully landscaped, large private in out gated drive. The stunning south facing gardens include an impressive terrace which extends from the rear of the house down to perfectly manicured lawns, surrounded and interspersed with beautifully stocked and tended shrub and flower beds, and a tranquil water feature. Mature trees in uniform along the borders provide ultimate privacy.

The front elevation of the property offers driveway parking for up to a dozen cars with access to private gates leading out onto Luttrell Road.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, turn left onto Luttrell Road and the property will be on your left.

Distances

Sutton Coldfield - 2.0 miles
Lichfield - 8.0 miles
Birmingham - 10.0 miles
Birmingham International/NEC - 16.0 miles
M6 - 7.0 miles
M6 Toll - 6.0 miles
M42 - 9.0 miles

(Distances approximate)

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Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: H
Broadband average area speed: 150 Mbps

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

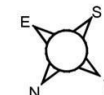
Viewings are strictly being undertaken by prior appointment through Aston Knowles on 0121 362 7878.





Luttrell Road, Sutton Coldfield
Approximate Gross Internal Area

Total = 6245 Sq Ft/580.19 Sq M



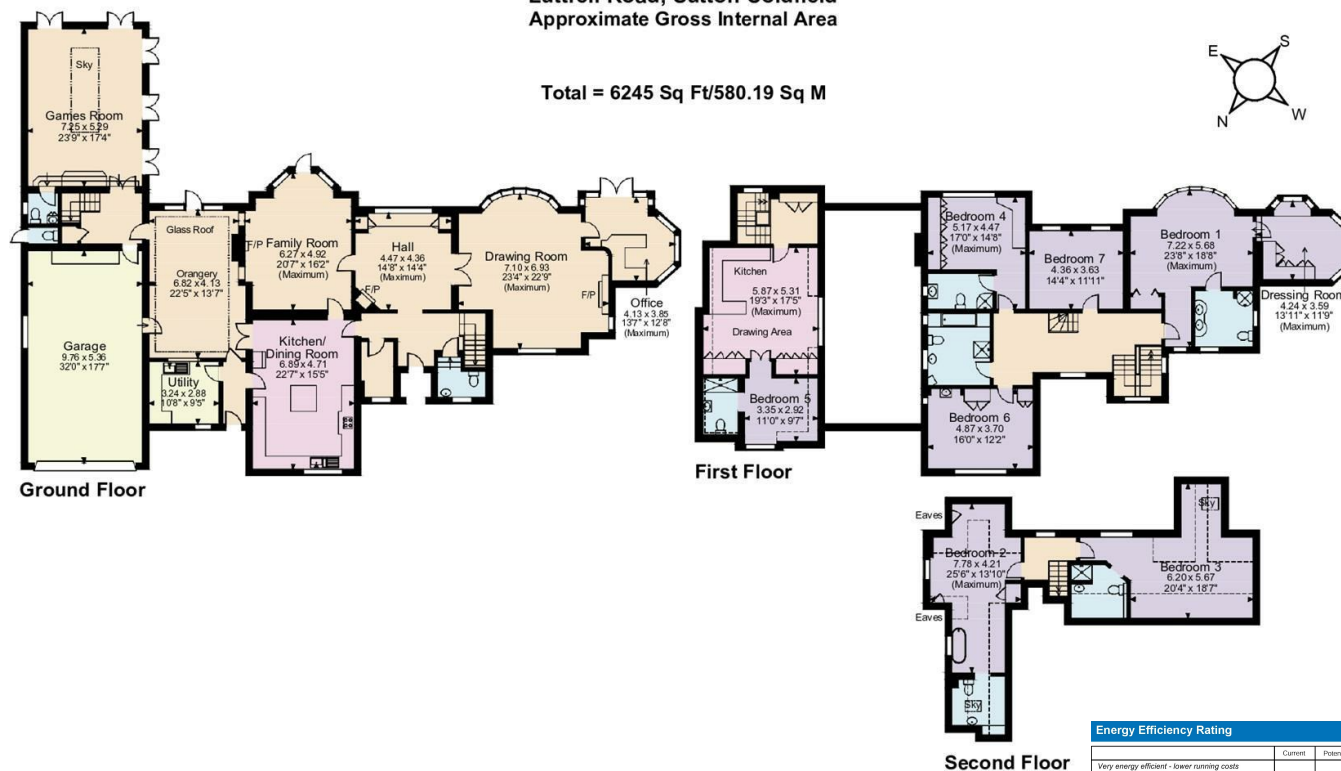
Disclaimer

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.

Photographs taken: September 2023
Particulars prepared: September 2023

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		
Very energy efficient - lower running costs	Current	Potential
(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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