

4 THE MOORLANDS  
SUTTON COLDFIELD  
B74 2RF

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





# ACCOMMODATION

A Grand and Enchanting Residence of Rare Distinction.

Accommodation  
Lower Ground floor: Large family room with two windows and matching door to front garden, spiral staircase to Ground floor

Ground floor:  
Covered porch entrance with two Sky lights and boot room  
Entrance Hallway  
Guest WC and Cloak room  
Study  
Hobby room  
Lounge with double fronted log-effect gas fire, fireplace shared by the lounge and the dining room and double sliding doors for access to the rear garden  
Dining room with the shared double fronted log-effect gas fire, fireplace and double doors for access to kitchen  
Stunning Kitchen, central island with cooker hob and Elica combination circulatory extract fans complete with worktop lighting, inset sink with the addition of a Quooker top and breakfast bar, integrated appliances, beautiful white granite work surfaces and storage cupboards  
Utility room  
Under-stair storage cupboard  
Staircase to first floor

First floor:  
First floor landing  
Principal bedroom with ensuite shower room, and built-in wardrobe  
Bedroom number two with built-in wardrobes  
Bedroom number three with two skylights, walk-in dressing room with built-in closets, and ensuite shower room  
Bedroom number four with built-in closets  
Bedroom number five  
Family Bathroom with separate shower cubicle

Gardens and Grounds:  
Gated and secure pedestrian access  
Gated and secure asphalt driveway entrance  
Cream gravel driveway with border plants and decorative shrubs  
Laid to lawn area  
Gravel paths from both driveway and pedestrian gate to home entrance steps  
Striking facade with whimsical turret  
Multi-level rear garden with multiple access points  
First level: granite patio for alfresco dining, lawn, border walls, mature trees, shrubs, and hedges  
Second level: raised vegetable and herb planters (repurposed railway sleepers), wood-chip ground, slate path to next level  
Third level: slate paving, high-quality artificial lawn, vibrant flower beds, steps to stone patio area

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 Moorlands is situated on the highly sought after 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 other outdoor pursuits. Four Oaks tennis club is close by.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Bishop Walsh Catholic School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary School, Walmley Primary School, Wylde Green Primary School and Holly Cross Catholic Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

Situated in a prestigious enclave, this remarkable multi-level residence presents a perfect harmony of classic charm and modern sophistication. From the moment you arrive at the secure gated entrance whether by pedestrian access or via the paved and cream gravel driveway, bordered by manicured shrubs you are welcomed by an air of refined exclusivity. A gravel pathway gracefully guides you past lush border planting toward a flight of stone steps, leading to the home's most captivating feature: its imposing and whimsical turreted facade, a nod to architectural romance.

#### Lower Ground Floor:

An unexpectedly spacious family room, bathed in natural light from two windows and matching door to the front garden, creates a serene space ideal for casual gatherings, cinema nights, or children's activities. A dramatic spiral staircase ascends to the main living quarters above, providing both functional access and architectural artistry.

#### Ground Floor:

Approach the home beneath a beautifully designed covered porch, where dual skylights and a dedicated boot room offer a practical yet stylish welcome. Inside, the entrance hallway sets the tone with its warm, welcoming ambiance. A well-appointed guest WC and cloakroom adjoin, complemented by double hallway storage cupboards offering ample organization for family life. For work or creative pursuits, the private study and adjacent hobby room provide versatile, quiet retreats.

At the heart of the home, a series of interconnected reception rooms flow effortlessly from one to the next. The elegant lounge is a sanctuary of comfort, complete with a double fronted log-effect gas fire, fireplace—a dual-sided centrepiece that also warms the adjacent formal dining room. Both rooms boast double doors that open onto the beautifully landscaped rear garden, inviting seamless indoor-outdoor living.

The dining room, perfect for hosting intimate dinners or lively celebrations, features direct access through double doors to the showpiece bespoke kitchen—a culinary marvel that blends beauty and granting access to the utility room. Highlights of the kitchen include a sleek central island with Elica combination circulatory extract fans and worktop lighting, an inset sink fitted with an advanced Quooker tap, white granite countertops, integrated appliances, and abundant storage housed within custom cabinetry. A discreet under-stair cupboard adds yet another layer of practical storage, while the spiral staircase rises with sculptural elegance to the upper floor.

#### First Floor:

Upstairs, the first-floor landing leads to five generously sized bedrooms, each thoughtfully designed with comfort and privacy in mind. The principal bedroom is a peaceful haven with a luxurious ensuite shower room and built-in wardrobe. Bedroom two also enjoys built-in storage and tranquil views, while bedroom three is a standout retreat—boasting twin skylights, a private walk-in dressing room with fitted closets, and a stylish ensuite shower room flooded with natural light from two additional skylights. Bedroom four is complete with built-in closets, while bedroom

five offers flexible accommodation for family, guests, or use as a second study or nursery. A beautifully finished family bathroom features a separate shower cubicle, catering to the needs of a busy household with style and grace.

### Gardens and Grounds

The grandeur continues outside, where meticulously landscaped multi-tiered gardens provide a private sanctuary for relaxation, play, and entertaining.

The front garden features a sweeping cream gravel driveway, framed by flourishing border plants and a lush lawn, leading to the picturesque entrance. The rear garden unfolds in three enchanting levels: The first level offers a granite-paved patio, ideal for alfresco dining and summer lounging, complemented by a lawn, mature hedging, and tall, elegant trees that provide both beauty and privacy.

Descend via charming stone steps to the second level, where raised vegetable and herb planters, constructed from repurposed railway sleepers, await the avid gardener. A natural wood-chip covering creates a soft, sustainable groundscape, while a slate-paved path continues downward.

The third level reveals a hidden gem in way of an expansive lawn laid to high quality artificial grass, edged by lush flowering borders, and a stone-paved patio area designed for memorable evening soirees and outdoor dining under the stars.

This truly unique home blends grand proportions with refined detailing and abundant natural beauty. A rare opportunity to own a property that is not only a house—but an experience.

### Distances

- Sutton Coldfield town centre 1.5 miles

- Lichfield 8 miles

- Birmingham 10 miles

- M6 Toll (T3) 6 miles

- M6 (J6) 6 miles

- M42 (J9) 9 miles

- Birmingham International/NEC 15 miles  
(Distances approximate)

### Directions from Aston Knowles

Take the Birmingham Road (A5127) from Sutton Coldfield town centre towards Lichfield. After the traffic lights with the A453, take the fourth road on the right; Bracebridge Road. Follow the road to the end and turn right. The Moorlands is the second road on the left.

### Terms

Tenure: Freehold

Local Authority: Birmingham City Council Authority  
Council Tax Band: H

Broadband Average Speed in Area: 900 Mbs Full Fibre

EPC Rating: C

### 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.







### 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.

Particulars prepared July 2025  
Photographs taken July 2025

### 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.

### The Moorlands



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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