

17 THE MOORLANDS
FOUR OAKS ESTATE
B74 2RF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Woodland Edge; a beautifully appointed seven-bedroom residence, situated on the highly regarded Four Oaks Estate, combining elegant interiors with contemporary living all set within private landscaped grounds.

A grand entrance hallway with herringbone parquet flooring leads to a drawing room and bi-fold doors open into a light-filled garden room overlooking the rear gardens.

At the heart of the home is a superb open-plan kitchen with central island, breakfast bar and integrated appliances, flowing into a family dining and lounge area, with access to the utility room and a private cinema room.

The property offers seven well-proportioned bedrooms including a principal suite with exceptional views of Sutton Park with walk-in wardrobe and ensuite, alongside additional ensuite bedrooms and a family bathroom.

Set behind electric gates, the property is approached via a sweeping driveway and enjoys landscaped gardens with patio, lawn and outdoor entertaining areas. A detached annex provides flexible space for an office, gym and storage, complemented by an outdoor kitchen and barbecue area.

EPC Rating: C

Approximate total floor area: 5157 Sq. Ft or 479 Sq. Meters

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 forms part of the highly prestigious Four Oaks Estate, one of the Midlands' most exclusive private residential enclaves. Renowned for its mature woodland setting, architectural integrity and enduring desirability, the Estate has remained one of the region's most sought-after addresses since its creation in the late 19th century.

The property enjoys a particularly special position, being in a secluded corner plot backing directly onto Sutton Park. A designated Site of Special Scientific Interest extending to over 2,400 acres, offering immediate access to open countryside, woodland walks and outdoor pursuits. Sutton Coldfield town centre provides an excellent selection of boutique shops, restaurants and everyday amenities, while nearby Mere Green offers a further range of independent cafés, bars and leisure facilities. The area is particularly well regarded for its schooling, with a number of highly sought-after state and private options close by. Four Oaks railway station offers convenient links into Birmingham and beyond.

Description of Property

Step beneath the elegant entrance canopy and into a home that immediately conveys quality, balance and considered design.

The reception hall sets the tone, where herringbone parquet flooring runs seamlessly underfoot, guiding you through a series of beautifully proportioned spaces. The drawing room is both refined and inviting, centred around a feature fireplace with a Clearview log burner. A striking bay window draws in natural light, while bi-folding doors open effortlessly into the garden room beyond, creating a natural flow between formal and informal living.

The garden room is a standout feature, an exceptional, light-filled space where full-width glazing frames uninterrupted views of the landscaped rear gardens. Sliding doors to either side enhance the connection to the outdoors, while the continuation of parquet flooring reinforces the cohesion and quality found throughout the ground floor. The formal dining room, accessed via double doors, offers a more intimate setting, with a large window overlooking the gardens; equally suited to entertaining or everyday family use. Practical elements have been thoughtfully integrated, including a guest WC, cloak storage and a well-appointed utility room.

At the heart of the home lies an impressive open-plan kitchen, designed with both functionality and aesthetics in mind. A central island anchors the space, complemented by integrated Siemens appliances, sleek cabinetry and high-quality finishes by Porcelanosa. Sliding doors open directly onto the terrace, while a breakfast bar provides a natural gathering point for informal dining. This space flows seamlessly into a generous family living and dining area, creating a sociable and versatile environment for modern living. Beyond, a dedicated cinema room offers a more intimate retreat.

The property further benefits from underfloor heating throughout and an integrated Sonos sound system, enhancing both comfort and everyday living.

Ascending the staircase, framed by oak detailing and glass balustrades you arrive at a striking galleried landing, where feature lighting and large windows create a strong architectural focal point.

The bedroom accommodation is arranged over two floors. On the first floor, five beautifully proportioned bedrooms offer flexibility for family life and guests. The principal suite is particularly impressive, enjoying views over the rear gardens and enhanced by a striking glazed apex, creating a wonderful sense of light and space. Bespoke blinds have been thoughtfully integrated, allowing the upper section to be opened to take in views towards Sutton Park while maintaining privacy. Complemented by a bespoke dressing room and a luxurious bath and shower suite, beautifully finished with Porcelanosa fittings, featuring twin basins, a freestanding bath and separate walk-in shower. Bedrooms two and three each benefit from en suite facilities, while bedrooms four and five are generously sized and served by a stylish family bathroom, again finished with Porcelanosa sanitaryware and fittings. The second floor continues the sense of space, offering two further bedrooms. The principal room on this level features a walk-in dressing area and dual-aspect views, while the additional bedroom enjoys a combination of skylight and front-facing window. A further bathroom completes this floor, finished to the same high standard with views of Sutton Park. Externally, the property is approached via secure electric gates, opening onto a sweeping block-paved driveway framed by mature planting, creating a strong sense of privacy and arrival.

Gardens and Grounds

The rear gardens are a particular highlight. Landscaped, private and designed for both relaxation and entertaining and south-west facing. A generous terrace provides space for outdoor dining, complemented by a fully equipped outdoor kitchen, firepit and multiple seating areas. Steps lead down to an expansive lawn, bordered by established planting and offering a high degree of seclusion. A rare and highly desirable feature is the property's direct access onto Sutton Park via a private gate, allowing immediate access to over 2,400 acres of protected parkland, ideal for walking, cycling and outdoor pursuits, and further enhancing the sense of space and connection to nature.

A particularly special addition is the detached annexe, designed to mirror the quality of the main house while offering exceptional versatility. Currently arranged as a home office and gym, this beautifully finished space features vaulted ceilings, extensive glazing, full air conditioning and direct access onto the terrace and gardens. It lends itself equally well to guest accommodation, studio use or wellness space, and significantly enhances the overall lifestyle offering of the property.

A home of this calibre reveals its full appeal upon viewing, where the quality of finish, sense of space and connection to its surroundings can be fully appreciated.

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: 500 Mbs and 900 Mbs Full Fibre available

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.

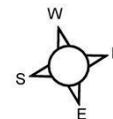
- Particulars prepared March 2026
- Photographs taken March 2026

Buyer Identity Verification Fee

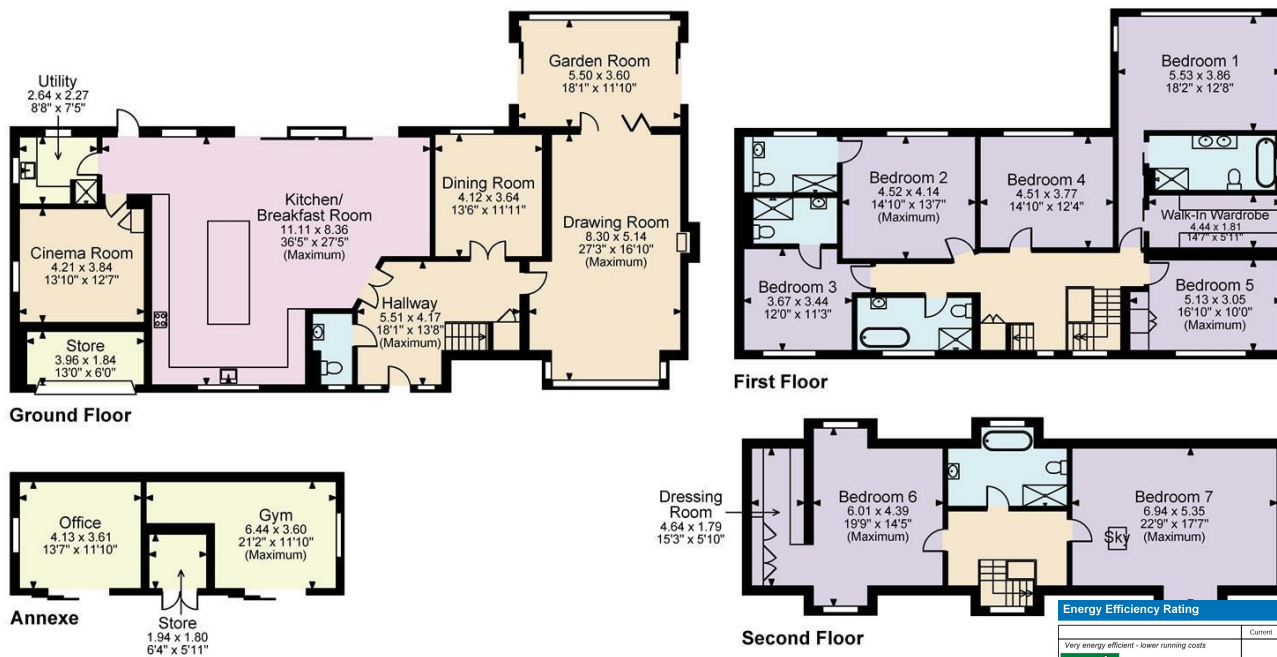
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the



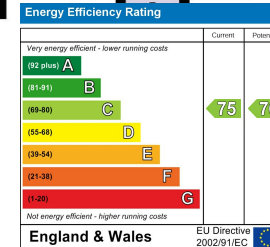
The Moorlands, Sutton Coldfield
Approximate Gross Internal Area
Main House = 4662 Sq Ft/433 Sq M
Store = 78 Sq Ft/7 Sq M
Annexe = 417 Sq Ft/39 Sq M
Total = 5157 Sq Ft/479 Sq M



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
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8677274/KRA



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.