FOUR OAKS HOUSE

17 LADYWOOD ROAD • FOUR OAKS ESTATE • SUTTON COLDFIELD
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SUTTON COLDFIELD • B74 2SW

A remarkable newly built family house offering extensive and luxurious accommodation

Ground Floor
Vestibule • Reception hall • Drawing room • Dining room • Cinema room
Study • Kitchen/Breakfast/Family room • Utility room/2nd kitchen • Cloakroom

First Floor
Master bedroom with dressing area and en suite bath/shower room
Guest bedroom with dressing area and en suite bath/shower room
2 further bedrooms with en suite facilities

Second Floor
2 bedrooms with dressing areas and en suite facilities

Leisure complex
Swimming pool and spa pool • Gymnasium • Changing room with shower and WC

Approximate gross internal floor area: 759 square metres (8,170 square feet)

Outside
Private gated driveway • Garage with garden store and outside WC
Front and rear gardens • Barbecue area

In all approximately 0.68 acres (0.27 hectares)

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

Four Oaks House is situated on an established and private plot on the sought-after Ladywood Road within the Four Oaks Estate.

The Four Oaks Estate is an exclusive residential area lying along the northern and eastern borders of Sutton Park. Originally the site of Four Oaks Hall, the house and its surrounding land were sold in 1868 to Hubert de Burgh-Canning, 2nd Marquess of Clanricarde for residential development. Four Oaks Hall was demolished in 1898. Covenants have ensured that the Four Oaks Estate has been preserved as a most attractive and highly desirable place to live with tree-lined private roads; their names derived from its historical past.

It is believed the tree in the front garden is ‘one of the original four oaks’.

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. Nearby Mere Green provides a good selection of everyday shops including Waitrose and Sainsbury’s supermarkets.
Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International / NEC.

**Description of property**

- Four Oaks House is an impressive, modern and contemporary family home which was completed in 2011. Built in the Arts and Crafts style, the handsome elevations consist of York handmade bricks with natural stone detailing around bronze casement windows, under substantial pitched, clay tiled roofs. The property has a 10 year NHBC warranty which expires in December 2021.

- The current owners have created a lavish interior providing a desirable home perfect for family living and entertaining. A range of high quality fittings have been used throughout, which include:
  
  - Spanish Crema Marfil marble floors on the ground floor and engineered wooden flooring on the first and second floors
  - Nu-Heat water based underfloor heating throughout with individual digital thermostats in each room
  - Solid American black walnut doors and woodwork
  - Windows are a mixture of bronze casement frames or Mumford & Wood windows
  - Remotely controlled Chesney fireplaces
  - Villeroy and Boch fitted bathrooms
  - Xpelair heat recovery and mechanical ventilation system
  - Control 4 home automation system with mood lighting and ceiling speakers and curtain automation is available in most rooms
  - Linn audio system
  - Extensive LED lighting system with dimmable controls
− Comprehensive fire alarm, intruder alarm, CCTV system with approximately 10 cameras and extensive external security lighting
− Advanced cable network throughout with CAT 5/6 wiring and network/data points

Further details on the specification is available from Knight Frank.

**Ground floor**

- The grand triple height reception hall provides a spectacular entrance to the house with a beautiful marble staircase with wrought iron railings leading to the galleried first floor. The hall has a Chesney fireplace with natural stone surround and a dome feature with LED lighting.

- Sliding doors partition the drawing room and dining room, but fully open to provide one huge reception room when required. Both rooms have Chesney fireplaces with stone surrounds. French doors open from the dining room to the barbecue area at the rear of the property and an internal door links to the kitchen.

- The cinema room has been fitted by The Big Picture and is wired for 7:2 surround sound.

- The kitchen/breakfast/family room is a multifunctional room for everyday living. The sophisticated Poggenpohl kitchen has an array of floor and wall mounted units with under-lighting, large central island and Corian work surfaces. High quality Gaggenau appliances include a gas hob, two fan ovens, steam oven, two warming drawers, Teppan Yaki hob, indoor barbecue grill, a coffee maker, microwave, fridge, freezer, dishwasher, wine cooler and a Quooker hot water tap. Steps lead to the family room which is wired for 5:2 surround sound.

- There is also a study, second kitchen/utility room and cloakroom.
First floor

- The elegant galleried landing overlooks the reception hall. To the left of the staircase is the master suite which has a double height oak framed ceiling and a sweeping helical glass staircase rises to a mezzanine sitting area. The luxurious en suite bathroom has marble floor and wall tiles, freestanding Jacuzzi bath, twin hand basins, twin rainforest shower, under floor heating and a television ready frame and connection set into the wall. The suite also has a dressing area.

- There are three further bedrooms all with en suite facilities; two of which also have dressing areas. There are TV ready connections in the en suites.

Second floor

- A circular landing looks down over the lower floors and provides access to two further bedrooms. Bedroom 5 has a dressing room and en suite bath/shower room. Bedroom 6 has a sitting area, dressing area and en suite bathroom.

Leisure complex

- A glass walkway links the family room with the leisure complex. The Oakwrights green oak frame provides full height ceilings and is a superb backdrop to the swimming pool, spa pool and separate gymnasium. The complex has been fitted with LED mood lighting, cathedral limestone tiles surround the pool and contemporary glass doors overlook the garden.

Gardens and grounds

- Four Oaks House is accessed via electrically operated gates and a further automated pedestrian gate. The substantial drive has a resin bonded gravel surface and provides extensive parking.

- There is also a double garage building with gardener’s store and WC.

- To the front there are lawned areas with a water fountain and a variety of mature trees and shrubs. To the rear of the property there is a large brick built barbecue area for al fresco entertaining and beyond the gymnasium there is a large lawned area.
Services
We understand that mains water, drainage, electricity and gas are connected.

Fixtures and fittings
Only those items mentioned in the sales particulars together with fitted carpets are to be included in the sale price. All others are excluded.

Directions (B74 2SW)
From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. At the first roundabout bear left onto the A454 Four Oaks Road. Turn left at the third road into Ladywood Road. Continue along Ladywood Road for approximately 350 yards and Four Oaks House will be found on the left hand side.

Terms
Tenure: Freehold
Local authority: Birmingham City Council, 0121 303 1111
Tax band: H

Viewings
All viewings of Four Oaks House are strictly by prior appointment through Knight Frank Sutton Coldfield, 0121 362 7878.

Sutton Coldfield 2 miles • Lichfield 9 miles
Birmingham 10 miles • M6 Toll (T3) 5 miles
M6 (J6) 6 miles • M42 (J9) 8 miles
Birmingham International/NEC 16 miles
(Distances approximate)
Important notice

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The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

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This document is a Predicted Energy Assessment required to be included in a Home Information Pack for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, the Pack should be updated to include information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2005 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

**Energy Efficiency Rating**

- Very energy efficient - lower running costs
  - (92-100) - A
  - (81-91) - B
  - (70-80) - C
  - (60-70) - D
  - (55-60) - E
  - (50-54) - F
  - (30-49) - G

**Environmental Impact (CO2) Rating**

- Very environmentally friendly - lower CO2 emissions
  - (92-100) - A
  - (81-91) - B
  - (70-80) - C
  - (60-70) - D
  - (55-60) - E
  - (30-49) - F
  - (1-29) - G

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home’s impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.