

ORCHARD MANOR

8 THE ORCHARDS • FOUR OAKS ESTATE • SUTTON COLDFIELD • B74 2PP



ASTON KNOWLES

CHARTERED SURVEYORS AND ESTATE AGENTS

AN EXTRAORDINARY ARTS & CRAFTS RESIDENCE

An extraordinary Arts & Crafts residence, with over 10,000 square feet of accommodation set over three floors in the heart of Four Oaks Estate.

Ground Floor: Reception hall • Study/office
• Luxury Kitchen/family/breakfast room
• Garden room • Drawing room with bespoke bar • Dining room • Utility • Guest cloakroom

Basement Leisure Suite: Entertainment suite
• Heated swimming pool • Whirlpool, sauna, steam room, and shower room • Gymnasium

First Floor: Master bedroom suite with en suite bathroom and dressing room • Bedroom two with en suite bathroom and dressing room
• Bedroom three with en suite bathroom
• Bedroom four with en suite shower room
• Access to full-height loft via drop-down ladder

Outside: Triple garage • First-floor annexe above garage featuring bedroom with en suite shower room and kitchen/living accommodation • Private gated block-paved driveway • Side and rear garden

Approximate gross internal floor area including garaging and annexe 10,431 square feet (969 square metres).



Sutton Coldfield town centre 2 miles • Lichfield 8 miles • Birmingham 10 miles • M6 Toll (T3) 6 miles • M6 (J6) 7 miles • M42 (J9) 9 miles
• Birmingham International/NEC 16 miles
(Distances approximate)

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

Orchard Manor is located on a private plot, nestled in the corner of The Orchards situated off Ladywood Road: one of the most desirable roads on 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 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.

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 bars, restaurants and everyday shops including Waitrose, M&S, and Sainsbury's supermarkets.

Sutton Park is a short walk away and 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

Orchard Manor is an impressive family residence set back in a private gated plot on one of the most sought-after areas in the Four Oaks Estate, offering exceptional living accommodation and entertainment facilities across three floors. The property benefits from underfloor heating and Lutron home automation.

The main entrance to Orchard Manor is privately gated and accessed from the head of the road. A spacious block-paved circular driveway stands beneath the beautifully designed Arts & Crafts style mansion house with stone turret. The handsome home consists of mellow brick elevations with stone mullion detailing around windows and doors, under substantial pitched tiled roofs.

The accommodation, set over three floors, commences in the reception hallway. From here the main entertainment areas together with the first-floor accommodation can be accessed.



A LUXURIOUS HOME DISCREETLY LOCATED OFF ONE OF FOUR OAKS ESTATE'S MOST EXCLUSIVE ROADS



The study, which looks out over the front of the property, can be accessed from the reception hallway and is an ideal place for working from home, as it is set apart from the entertainment areas and provides a quiet haven that enables productivity.

The double oak doors to the left of the reception hall lead to the principal drawing room which spans the entire left side of the main house. A set of two double French doors lead out into the rear garden. The large windows at the front and rear of the room combined with the French doors allow for plenty of natural light. With a stunning white marble fireplace and a bar at the rear of the room, this is an ideal space for spending evenings with friends or relaxing by the bar with a beautiful view of the side and rear garden.

The spacious garden room at the rear of the house enjoys views of the terrace. The appealing and bright room with overhead glass lantern, porcelain tiled floor, and stunning décor theme is an ideal space for receiving guests.

Leading on from the garden room is the open plan kitchen/family/breakfast room. This generous-sized space allows for modern family living, with a stunning Clive Christian style statement luxury kitchen area that incorporates bespoke embellished cabinetry, multiple modern built-in appliances, such as a boiling water tap, four-ring induction hob, full-height wine cooler fridge, and Aga oven. There is an abundance of high gloss black marble worktops and an oversized hardwood L-shaped island with contrasting marble top forms the centre of the room. Completing the kitchen area is a built-in television screen within the Aga chimney breast and surround sound system for ultimate sound quality.





SUPERB LEISURE AND ENTERTAINMENT SPACE



Underfloor heating beneath the porcelain tiled floor gives warmth to the room. There are three double French doors leading out into the rear garden and there is plenty of space for an informal dining area, perfect for family dinners. The family area projects from the kitchen and is a cosy area, with a beautiful contemporary fireplace with built-in television above, ideal for movie nights on cold evenings or after-dinner drinks.

Situated in the kitchen is a well-designed laundry with a door leading down to the garden below and access directly into the triple garage and annexe.



The sizeable formal dining room forms the centre of the ground-floor accommodation, adjacent to the kitchen and accessible from the hall and garden room. The dining room can also be used as a cinema room and has a beautiful centre piece fireplace.

The carpeted stairway to the first-floor accommodation is located at the front of the house within the grand turret and leads to the first floor. A broad landing gives access to the principal bedrooms.

The master bedroom suite has a delightful view of the rear garden and features a dedicated sitting area upon entering the room, as well as a spacious dressing room fitted with comprehensive storage shelving for shoes, handbags, and clothing and a large en suite bathroom, expensively fitted with his and hers basins, Jacuzzi corner bath, and shower cubicle.

The guest bedroom suite with walk-in wardrobe and en suite bathroom with contemporary bath and sanitary ware provides a quiet view of the front of the property. There are two further substantial bedrooms with en suite shower rooms to the first floor.



The leisure complex situated on the lower ground floor provides the ultimate area for relaxation and fun. The basement can be accessed from the first-floor entertainment room as well as from the reception hallway and consists of a highly modern leisure complex, complete with heated swimming pool, whirlpool, steam room, sauna, and home gym. A separate shower room is available as well as an open poolside shower.

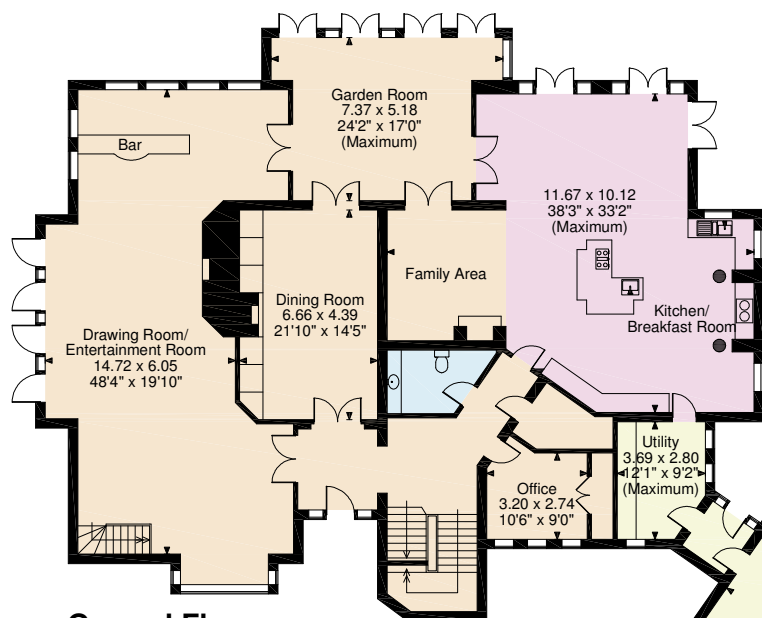
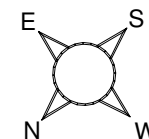
The left side of the basement is taken up by a second entertainment suite. Both the entertainment suite and swimming pool area feature two sets of double French doors allowing natural light into the lower-ground accommodation with steps that lead up to the rear garden.

The property also benefits from a high-end home automation system throughout complete with intelligent lighting and audio and security cameras that patrol the property.

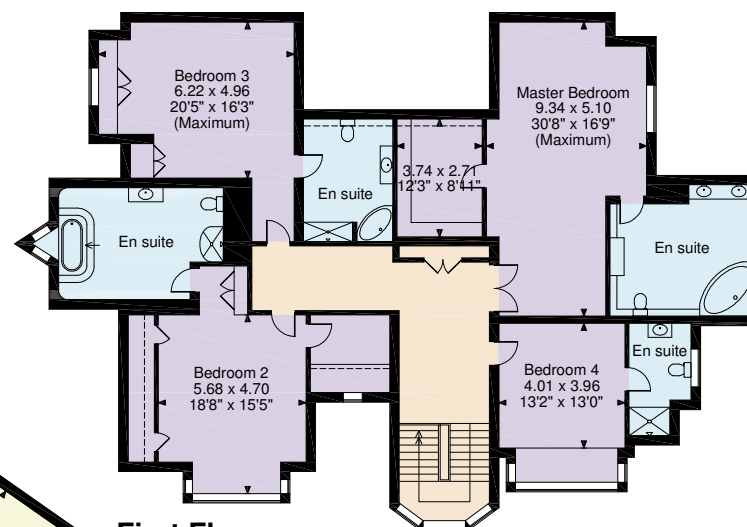
GARDENS AND GROUNDS

The private gated paved driveway offers multiple-vehicle parking spaces as well as access to a triple car garage with electrical up and over doors. The garage which can be accessed through the main house via the utility also offers self-contained accommodation in the form of a luxury annexe to the first floor and offers fully outfitted living accommodation completed to a high standard. This contemporary living space consists of a bedroom with views of the rear garden and the greenery beyond, an en suite shower room, and kitchen/living accommodation.

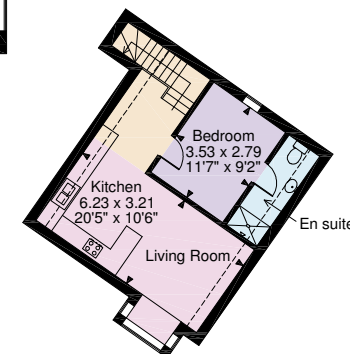
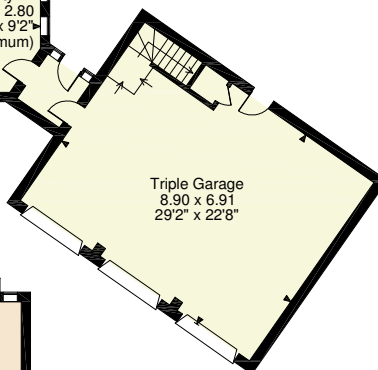
The rear garden is an excellent space for entertaining, perimeter terraces are ideal for al fresco dining and summer barbecues with well-manicured lawned areas beyond.



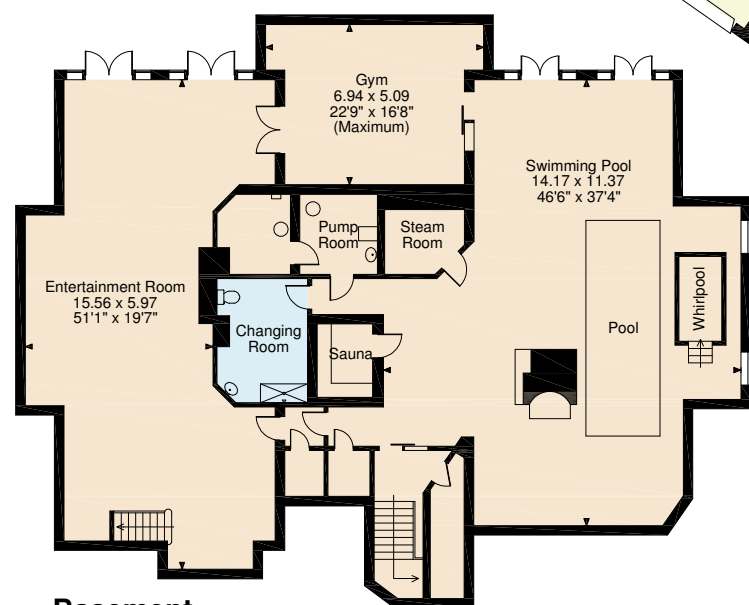
Ground Floor



First Floor



Annexe



Basement

The Orchards, Sutton Coldfield
Approximate Gross Internal Area
Main House = 9355 Sq Ft/869 Sq M
Garage = 662 Sq Ft/62 Sq M
Annexe = 414 Sq Ft/38 Sq M
Total = 10431 Sq Ft/969 Sq M

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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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