

23 CRESSINGTON, FOUR OAKS
SUTTON COLDFIELD
B74 2XT


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A substantial Arts and Crafts family home offering extensive gardens and being situated in a private location within Four Oaks.

ACCOMMODATION

Ground floor: reception hall, WC, study, drawing room, loggia, dining room, kitchen/dining room, pantry, utility.

First floor: master bedroom with en-suite and dressing room, bedroom two with en-suite, bedroom three with en-suite, bedroom four, bedroom six, family bathroom.

Second floor: sitting room, bedroom five, shower room.

Gardens and Grounds: integral triple garage with games room above, cellar, greenhouse with stores.

Approximate gross internal floor area including garage 5,638 sq. ft (524 sq. m).

EPC Rating: E



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

Cressington is situated in a private location, accessed by a private road off the well regarded Four Oaks Road and orientates towards the Four Oaks Estate.

The property is situated on the highly sought-after area of Four Oaks and is excellently situated for Sutton Coldfield's amenities including Four Oaks train station, Mere Green with its vast array of cafes, restaurants and food halls. Also nearby is 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 Four Oaks, Moor Hall, Coppice, Mere Green and St Joseph's Catholic primary school. Purchasers are advised to check with the council for up-to-date school catchment areas.

Description of Property

Nestled in a private plot, Cressington is an impressive Arts and Crafts period family home built in 1902. It has subsequently received well planned modernisation whilst retaining the original features of the property. The current owners have re-planned and extended the kitchen to offer open plan family living and have decoratively upgraded the house to a high standard.

The reception hall is approached via a beautiful oak front door, with recess cloakroom and WC. It features exposed beam work, striking oak staircase and a traditional fireplace. Next to the fireplace is a charming window seat with feature glass windows overlooking the rear garden. Beyond the reception hall is a loggia, a lovely room to admire the garden in the warmer months accessed via an arched mottled glazed door.

The drawing room boasts original oak flooring, traditional ceiling mouldings and an impressive fireplace, making this a beautiful space to gather with family. A projecting bay window with leaded lights provide superb views over the rear garden. A characterful arched span denotes a separate reading area with views over the rear garden.

Across the reception hall is the dining room also featuring oak flooring, exposed beams, a substantial fireplace and views of the garden.

The study is situated at the front of the house and features comprehensive shelving, built-in corner desk and a projecting corner window with leaded light features.

The large open plan re-fitted kitchen incorporates a family room and dining area is the hub of the home. The kitchen area features beautiful bespoke units with a sizeable island in the centre, offering additional worktop and storage space and features an array of contemporary shaker style wall and base units with complementary work tops and tiled flooring. Integrated appliances include microwave, dishwasher, fridge, freezer and waste bins. A useful walk-in pantry with shelving is situated off the kitchen. The space forms a stunning combination of living accommodation and entertaining facilities with a family area, perfect for relaxing. Beyond the kitchen is the dining area; the perfect space for receiving guests at dinner parties. Natural light floods the space from the French doors providing access into the rear

garden.

The large utility room houses the boilers, hot water tank and space for appliances and the cellar is accessed below the main staircase providing a well-ventilated room useful for storage.

The first-floor accommodation radiates off a light filled gallery landing and comprises the spacious master bedroom suite with an attractive en-suite shower room which has been finished to the highest standards. Situated adjacent, is the fitted bespoke dressing room for added luxury.

The guest bedroom has an en-suite shower room and there are three further bedrooms (bedroom six currently used as a hobbies room). The family bathroom features a freestanding bathtub and a large walk-in shower.

A further flight of stairs leads to the second-floor suite, featuring a trio of rooms consisting of: a bedroom with views over the rear garden and a long dressing room set into the roof space, a good-sized sitting room with views to the side of the property and a dedicated shower room.

Garage and Games Room/Office

Cressington benefits from a triple garage wing with integral staircase (accessible via the kitchen) leading to a large first floor games room with a large dormer window, Velux window and built-in eaves storage.

Gardens and Grounds

Cressington owns the driveway accessed from Four Oaks Road. There are three other properties that have access over the drive. A raised bank of rhododendrons and mature tree species line the driveway. Twin brick pillars denote the access to the driveway.

The superb private rear garden is believed to be formerly the lawned tennis court for the house. Tall fir hedging provides good privacy. The rear terrace provides a large area for alfresco entertainment. A tea garden is set below with gravel and flagstone features. Two sets of sandstone steps provide access to the terrace.

A side courtyard is situated adjacent to the kitchen with a greenhouse with two storerooms and a further gardener's storage room.

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.

Directions

From the office at 8 High Street, follow the A5127 towards Lichfield Road. At the roundabout, take the first exit onto Four Oaks Road. After about a mile, the property driveway is on your left.

Terms

Tenure: Freehold

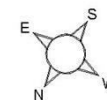
Local Authorities: Birmingham

Tax Band: H





Four Oaks Road, Sutton Coldfield, West Midlands
Approximate Gross Internal Area
Main House = 4759 Sq Ft/442 Sq M
Triple Garage = 869 Sq Ft/81 Sq M
Stores & Greenhouse = 300 Sq Ft/28 Sq M



Viewings

All viewings are strictly by prior appointment with agents Aston Knowles
 0121 362 7878.

Disclaimer

Important notice

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 all of 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 cannot be inferred that any item shown is included in the sale.

Photographs taken April 2022
 Particulars prepared April 2022



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The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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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