

A large, two-story brick house with a gabled roof and a central chimney. The house features a prominent front entrance with a portico supported by four columns. The windows are illuminated from within, and the exterior is lit with warm lights. A black wrought-iron gate is open, revealing a paved driveway leading to the house. The house is surrounded by a well-maintained lawn and trees.

Melbourne House
Roman Lane
Sutton Coldfield



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.

A private BUPA hospital is located on the former Little Aston Hall estate.

Nearby Mere Green provides a good selection of everyday shops including a Sainsbury's supermarket.

Several train stations are close by including Butlers Lane and Sutton Coldfield providing access to Lichfield Trent Valley, which has a direct train to London Euston in just 1 hour 15 minutes, and to New Street Station in Birmingham.



Sutton Coldfield 4.2 miles, Birmingham 9.3 miles, Lichfield 7.4 miles, M6 (J7) 5.5 miles, M42 (J9) 10.4 miles, Birmingham International/NEC 17.7 miles (all distances are approximate)

Melbourne House

Roman Lane is just off Roman Road within the exclusive Little Aston Park Estate. This private estate comprises immaculately presented, substantial homes and is very close to the highly regarded Little Aston Golf Club.

This Georgian inspired family home completed in 2019 has beautiful symmetrical proportions externally and contemporary, stylish accommodation internally. Ideally suited for entertaining and family living the residence provides spacious accommodation with a luxurious finish.

Approached through electronically operated entrance gates the ample driveway provides parking for several vehicles. There is also a triple garage.

The large front entrance door opens into a magnificent reception hall, which is designed to display the sweeping, central Oak staircase. All of the principal reception rooms can be accessed from here.



Magnificent kitchen.



The magnificent Poggenpohl kitchen is comprehensively fitted with high gloss wall and floor mounted cupboards, complete with a Miele inset gas wok burner, induction hob and Tepan Yaki plate. Other appliances include a Gaggenau fridge and freezer plus a Miele dishwasher, oven, steam oven, microwave combination oven, two plate warmer drawers and wine conditioner.

One of the features of the kitchen is the substantial island, which together with the rest of the show-stopping kitchen features white quartz work surfaces and LED interchangeable mood lighting.

The breakfast area of the kitchen is light and spacious with a walk-in bay window and bi-fold doors leading out to the rear garden, perfect for al fresco dining.

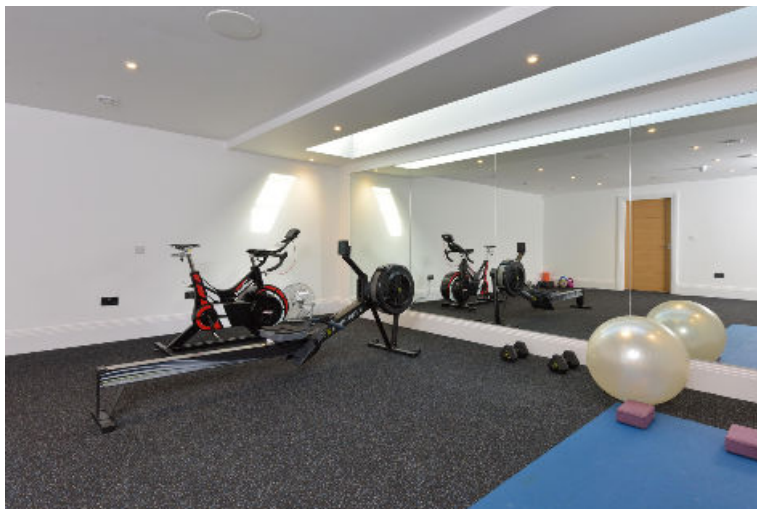
Leading off from the kitchen is the generous utility/second kitchen. Designed as an extension to the kitchen and fitted to match, the room has a five-ring gas Fisher and Paykel range cooker. There is space and plumbing for a washing machine and tumble dryer.



The leisure complex situated on the lower ground floor, accessed from the main reception hall provides the ultimate area for relaxation and fun. There is a spectacular cinema room with a star light ceiling and feature colour LED lighting, a large games room, a gymnasium with feature light well from the rear terrace above, a shower room, an office/changing room, a wine cellar, a cloakroom, a plant room and a large store room.

The grand staircase leads to the first-floor galleried landing complete with glazed balcony positioned to admire the front elevation. The principal suite enjoys a balcony overlooking the rear garden, a superb sized dressing room and a luxury Charlotte Conway designed en suite featuring free standing bath, dual wash hand basins and a separate shower cubicle. There are a further three double bedrooms all served by en suite facilities.

To the second floor is bedroom five which also has the benefit of an en suite shower room.



The property was designed with space and flow in mind. Melbourne House also benefits from an installed Sonos/KEF multi-room audio system, Cat 6 ethernet and mesh Wi-Fi networks, CCTV, heat exchanger air filtration system and Control 4 home automation system throughout, complete with intelligent lighting and underfloor heating to all four floors.

Gardens

The rear garden has a paved patio area directly to the rear, which in turn leads, onto the lawn. The patio terrace spans the full width of the property which is ideal for entertaining and al fresco dining. There is also a hot tub patio area with a dedicated power supply.

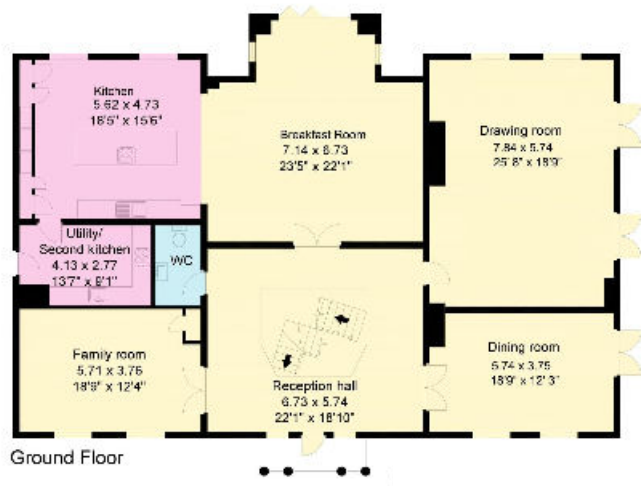
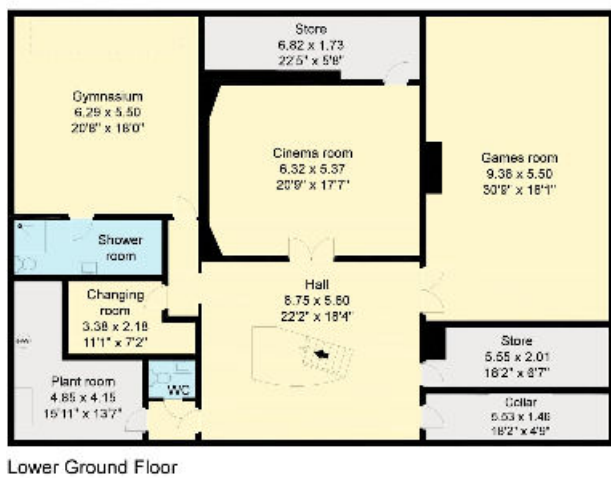
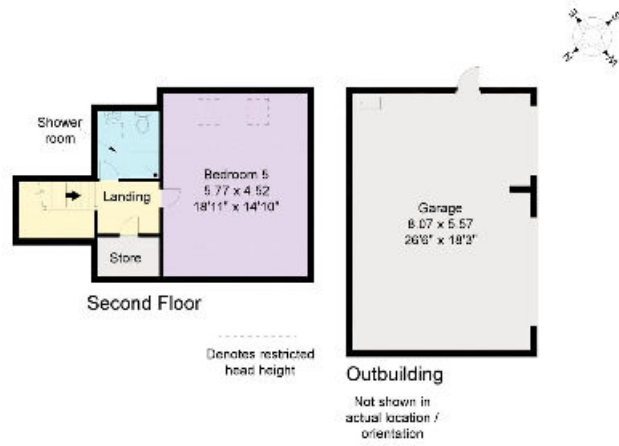
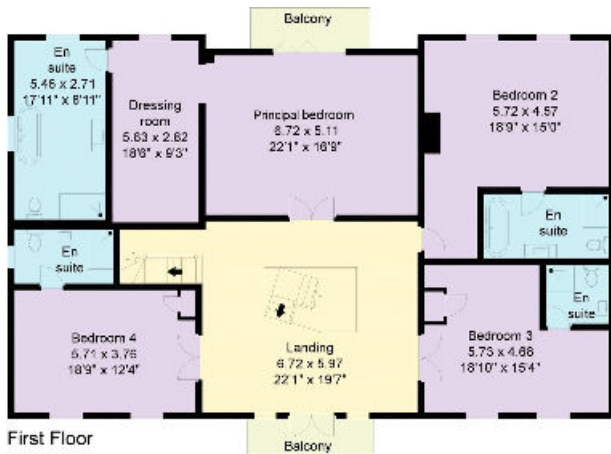
Services

Mains, water, electricity and drainage.

Local Authority

Lichfield District Council: 01543 308000 Band: H





Approximate Gross Internal Floor Area
720 sq ft 7,745 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2022. Photographs and videos dated November 2020.

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