



Keepers Croft, Keepers Road, Sutton Coldfield



Keepers Croft, Keepers Road, Little Aston Park **B74 3AX**

An impeccably appointed large family home with an extensive leisure suite, covered outdoor swimming pool and landscaped gardens of 0.67 acres in a very desirable location.

Keepers Croft is a remarkable family home. Cleverly designed with natural light and flow to the accommodation in mind and future-proofed with CAT 5 wiring to all rooms, Lutron lighting to the main house, a house-wide AV system with speakers built into the ceilings, a commercial grade wifi network and underfloor heating to 65% of the accommodation (including the principal bedroom, dressing room and en suite).



Guide price: £4,000,000

Tenure: Freehold

Local authority: Lichfield District Council

Council tax band: H

Location

Keepers Road is situated directly off Roman Road within the exclusive Little Aston Park Estate. This private estate comprises of immaculately presented substantial homes. Little Aston Park is home to the highly regarded Little Aston Golf Club which is a mere 5 minute walk away.

Streetly Village is close by with a local supermarket and a selection of restaurants. Nearby Mere Green offers a fabulous selection of eateries and bars.

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.

Several railway stations are close by including Blake Street, 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.





Wonderful reception hallway with
stunning Oak staircase.

Keepers Croft

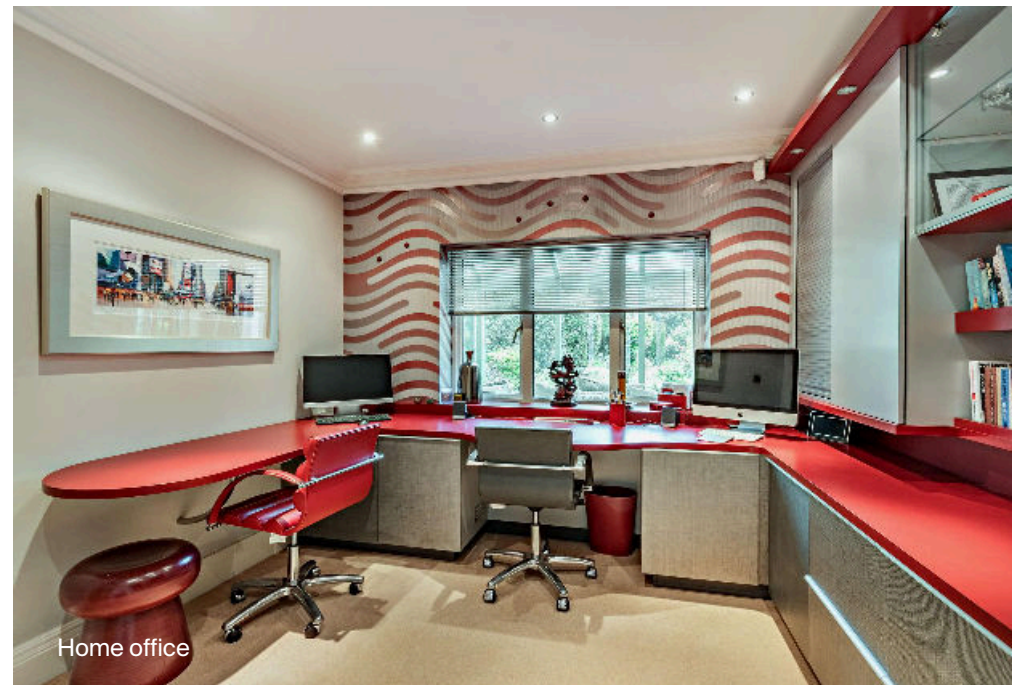
This superb family home has been significantly extended and updated by the current owners to a very high standard. Approached directly from Keepers Road the in-and-out gravel drive with electrically operated entrance gates provides ample parking for several vehicles and external access to the double garage. The mature planted fore garden is tranquil and provides privacy.

The front door opens to a bright and welcoming reception hall impeccably appointed with a remarkable turning, solid oak staircase with a fabulous round gallery landing. Doors radiate to the principal reception rooms and there is a useful guest cloakroom/WC.

The well fitted home office is ideally located for receiving business guests without interrupting family life. A window looking out to the orangery and onwards to the garden provides ample natural light and lovely views. The superb fitted desk provides plenty of workspace and fitted cupboards offer ample storage.

The formal dining room sits at the front of the house and is currently used as a snooker/games room. Double doors flow through to the kitchen.

A circular walkway flows through to the bespoke contemporary kitchen/breakfast room. The unique kitchen design means that the space is flooded with natural light with bi-fold doors, a wall of glass and the overhead glass roof this space feels as much a part of the wonderful gardens as could be designed even the superb colour of the aluminium frame. There is a superb range of sleek wall and floor mounted units with granite worksurfaces. A granite topped island and breakfast bar provides additional storage and preparation space. The kitchen is extremely well fitted with a comprehensive range of quality built-in appliances including two extra wide ovens, microwave, dishwasher, Grohe blue water cooler/filter tap, fridge freezer, a large Sub Zero wine cooler, coffee maker and Insinkerator waste disposal. The dining area takes full advantage of the tremendous garden views. The separate utility kitchen provides further storage, space for the larger appliances and has an Insinkerator hot water tap.





Remarkable breakfast kitchen
with stunning garden views.



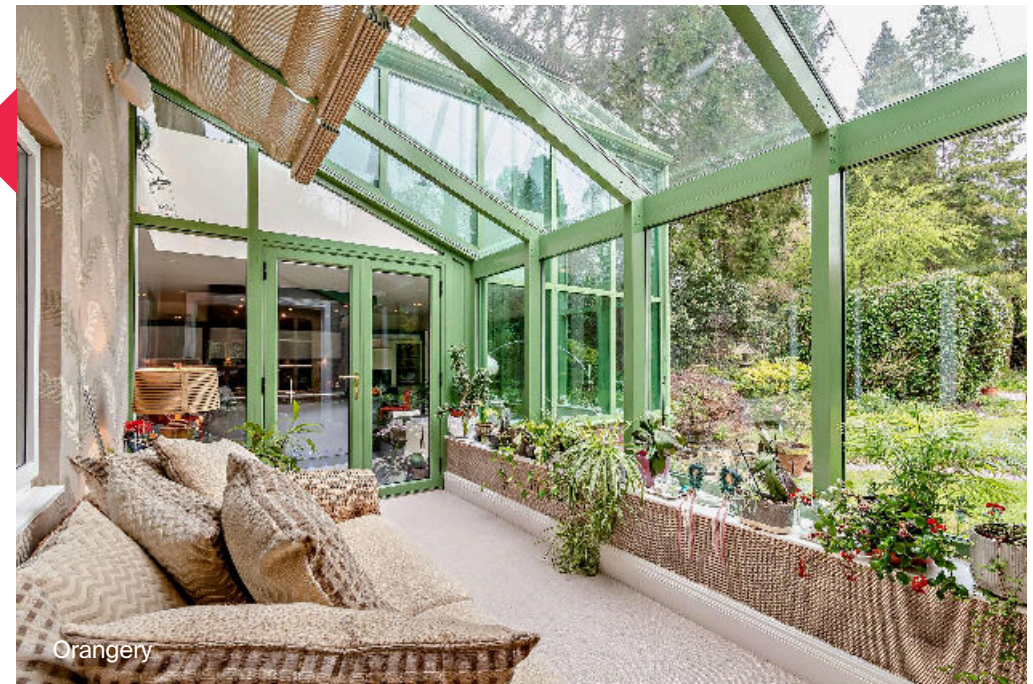
Drawing room

There is a natural flow through to the large and sumptuous drawing room, perfect for relaxing after a meal. Bi-fold doors open to allow the garden views to be enjoyed and a large stone fireplace provides an additional focal point.

The family/TV room offers a well appointed comfortable space to enjoy movies with the whole family. A large window provides a lovely garden view and ample natural light.

The snug offers much flexibility in its use and would make a superb second home office or hobby room.

The accommodation flows through double doors to a gorgeous orangery which is the most perfect spot for taking in the gardens all year round. A quiet place to enjoy a good book.



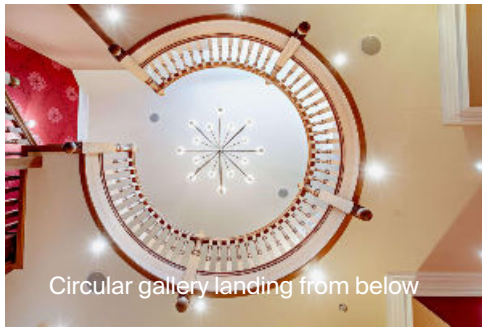
Orangery



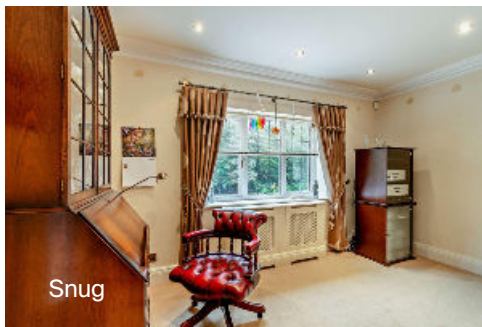
Family room



Breakfast kitchen



Circular gallery landing from below



Snug



Kitchen



Superb, flowing accommodation throughout.



Dining/snooker room



The accommodation flows around to the incredible leisure suite. A second front entrance to the property opens to a smaller hallway where there is an internal door through to the double garage and the accommodation flows through to the poolside sun lounge, entertainment suite with stairs rising to the very well-equipped home gym. A further set of bi-fold doors open to a private sun terrace which is also accessed through bedroom three.

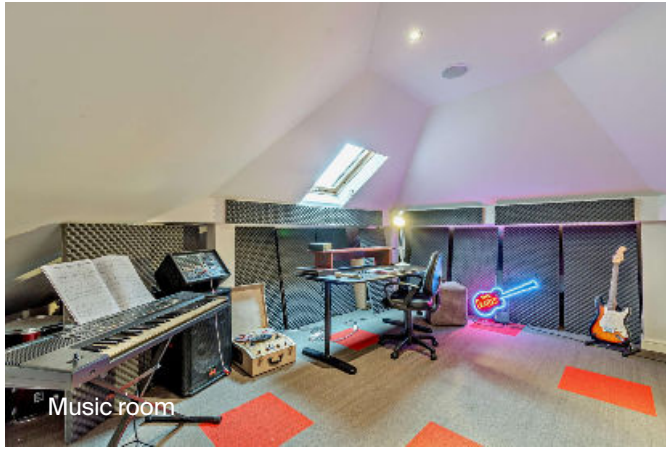
There are two changing rooms and a large shower room for use after a swim or a workout. Bi-fold doors open to the patio and covered swimming pool making this a remarkable location for summertime pool parties and BBQs.



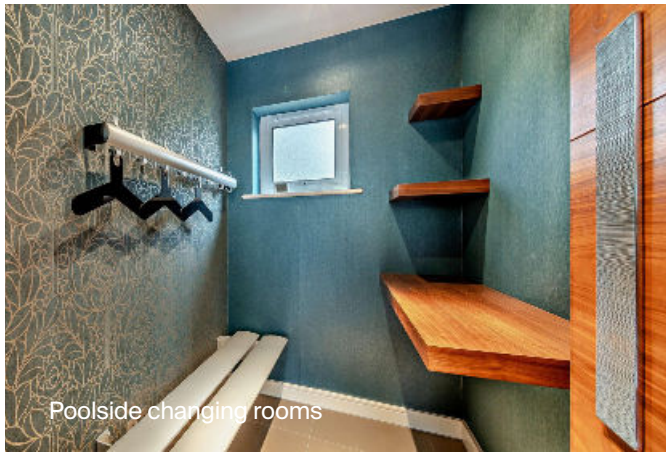
Poolside sun lounge



Poolside cinema room



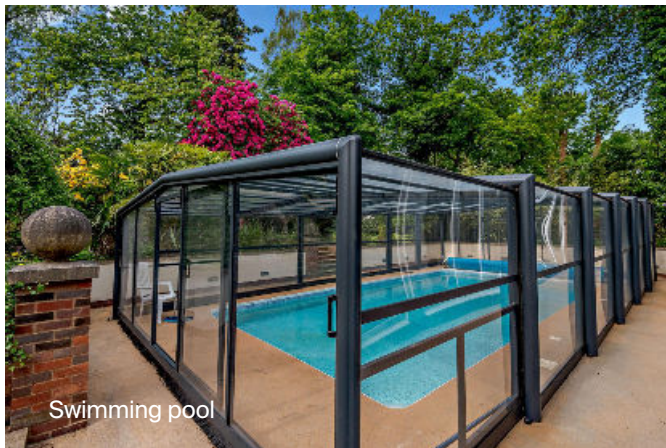
Music room



Poolside changing rooms



Gym



Swimming pool



Entertainment suite stairs to gym



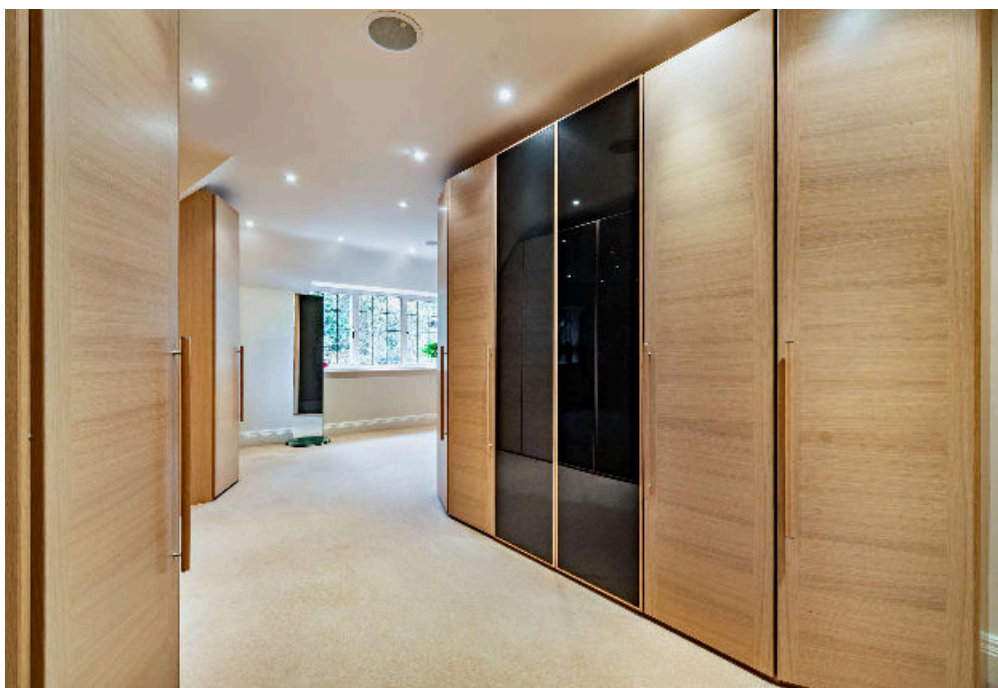
Poolside sun lounge



Beautifully appointed
entertainment and fitness suite.



Principal bedroom



Upstairs

From the reception hallway the gorgeous Oak staircase rises to the first floor gallery landing. The circular balustrade is a wonderful feature of this space and a large window floods the landing area with natural light. Three of the five double en suite bedrooms are located here along with a large linen closet also housing the boiler.

The sizeable principal bedroom suite stretches the depth of the house and is accessed by two doors from the landing area. The large, walk-in dressing area is fitted with 36 ft of floor to ceiling wardrobes providing ample storage space for all of those clothes, shoes and handbags! A large window overlooks the front garden and driveway. The accommodation flows around to the superb bedroom space with glass, wrap around gable end providing remarkable garden views. Bi-fold doors open to the wonderful balcony, perfect for enjoying a morning coffee or star gazing before bed. The large en suite bathroom is impeccably finished with dual wash hand basins, bath and a separate walk-in shower.

A second Oak staircase rises from the opposite end of the reception hallway directly to bedrooms two and three.

Bedroom two has a wonderful large balcony enjoying rear garden views and an en suite bathroom with a shower over the bath.

Bedroom three is a large L-shaped room with a well-appointed en suite shower room. A door leads out to a decked terrace and large balcony area. Bi-fold doors open to the home gym.

A further flight of stairs rise to the second floor where bedrooms four and five are located. Both bedrooms have ample built-in wardrobe storage. Bedroom four has an en suite shower room and bedroom five has an en suite bathroom.



Principal bedroom dressing room



Bedroom three



Principal bedroom en suite



Bedroom three



Bedroom two



Bedroom four

Gardens

The large, south-facing landscaped garden is a wonderful feature of this superb home. This oasis extends to 0.67 acres and is beautifully landscaped with well-planted mature borders providing privacy. There are mature trees and shrubs interspersed throughout providing year-round colour and areas of tranquillity for quiet relaxation.

Lovely lawned areas provide ample space for children to play and the covered swimming pool and poolside lounge is the perfect location for summertime entertaining.

Services

Mains, water, gas and electricity are connected.

Distances

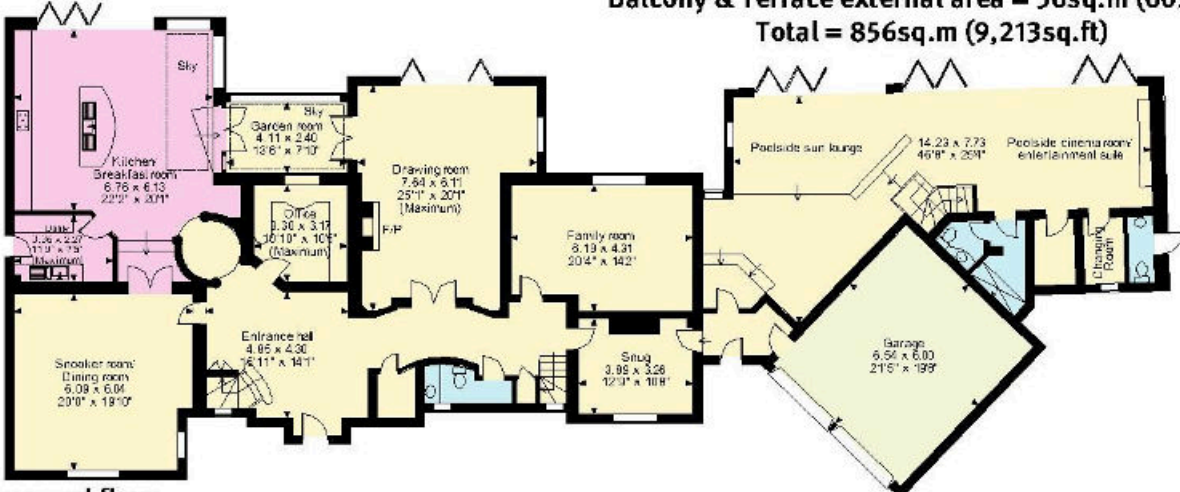
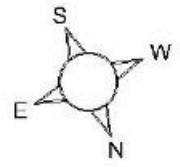
Butlers Lane Railway station 1.5 miles, Mere Green 1.9 miles, Streetly 2.1 miles, Sutton Coldfield 2.7 miles, Lichfield 7 miles, Birmingham 8.9 miles, M6 Toll 5 miles, Birmingham International/NEC 15.7 miles (all distances are approximate)



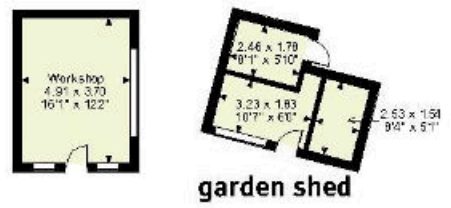


Beautifully landscaped, tranquil gardens.

KeepersRoad, Sutton Coldfield
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 699sq.m (7,523sq.ft)
Garage = 39sq.m (422sq.ft)
Workshop = 18sq.m (196sq.ft)
Garden shed = 15sq.m (167sq.ft)
Swimming pool = 84sq.m (905sq.ft)
Balcony & Terrace external area = 56sq.m (607sq.ft)
Total = 856sq.m (9,213sq.ft)



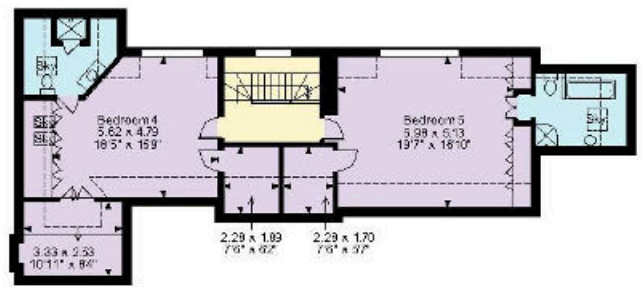
ground floor



garden shed



first floor



second floor

□□□□ Denotes restricted head height



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I would be delighted to tell you more

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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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