



Rosemary Hill Road, Sutton Coldfield, Staffordshire



43 Rosemary Hill Road, Sutton Coldfield B74 4HJ

Little Aston Golf Club 0.5 miles, Sutton Park 0.2 miles, Streetly Village 1.0 miles, Mere Green 2 miles, Butlers Lane Railway Station 1.6 miles, Four Oaks Railway Station 2.4 miles, Sutton Coldfield 3 miles, Lichfield 7.9 miles, Birmingham City 8 miles (all distances are approximate)

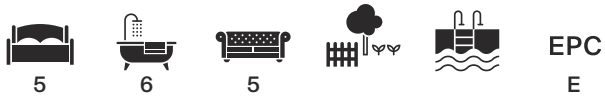
A handsome Edwardian family home sat in 0.48 acres with a gym, sauna, heated outdoor swimming pool and magical gardens.

Location

Streetly Village is within 10 minutes walking distance and offers a range of restaurants, bars, and local shops. Nearby Mere Green has the benefit of an M&S and Sainsbury's supermarkets and a fabulous selection of eateries and bars.

The town of Sutton Coldfield provides a choice of shops, restaurants and schooling including Bishop Vesey and Sutton Coldfield Grammar Schools. There are several train stations close by with access to Lichfield Trent Valley, which has a direct train to London Euston in just 1 hour 30 minutes, and 25 minutes to Birmingham New Street Station.

Sutton Park, a National Nature Reserve covering 2,400 acres can be accessed from a pedestrian gate within a 5 minute walk with great walking, golf, lakes, wild ponies and restaurants.

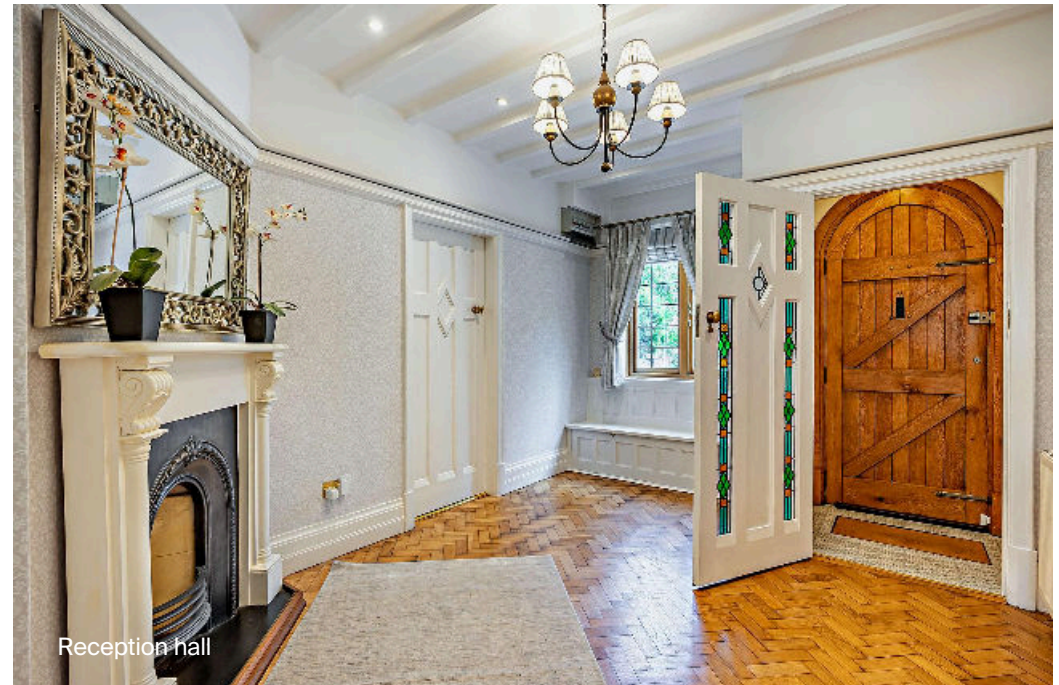


Guide price: £1,750,000

Tenure: Freehold

Local authority: Lichfield District Council

Council tax band: H



The property

Approached directly from Rosemary Hill Road the block paved and gravel in and out drive provides ample parking for multiple vehicles and access to the garage. Mature planted borders provide privacy and a green outlook from the front of the house.

This handsome Edwardian property was built in 1904. Elegantly proportioned and beautifully extended by the current owners the light and bright family home is perfect for modern life whilst retaining all of its character period charm.

The solid Oak front door opens to the entrance vestibule with a delightful period stained glass panel door opening to the generous reception hall. Light wood parquet flooring, typical of the period adds depth and warmth to the space with an open fireplace adding further character. Doors lead to the dining room and study while the hallway flows to the left and right of the central staircase where there is a beautifully appointed guest cloakroom/WC with a feature stained glass window.

The generous formal dining room has a lovely walk-in bay window providing ample natural light and views over the front aspect. A feature inglenook fireplace with an open fire and canopy hood over provides a super focal point. Ornate double doors with a stained glass picture window to either side open to the lounge allowing this space to be opened up for relaxation after dinner, ideal for entertaining.

The large study also sits at the front of the house with a walk-in bay window and views to the front. There is built-in cupboard storage to either side of the chimney breast, ideal for files and books. Part-panelled walls provide a rather grand and stately feel.





Dining room with stained glass picture windows

Accessed from the hallway and the dining room the superb lounge with two walls of the room being predominantly glass, is light and bright. This relaxing space invites the garden indoors and French doors lead out to the decked sun terrace and provide glorious views of the garden. A feature stone fireplace adds to the charm and lighting to the recessed ceiling adds depth to the space.



Lounge



Lounge



The large and classically styled kitchen is extremely well-fitted with a comprehensive range of floor and wall mounted cupboards with complementing granite work surfaces over. There is a good range of integrated appliances including a gas hob and a feature chocolate brown Aga.

The separate utility room provides ample additional storage and space for the larger appliances. There is a stable door out to the side of the house making this ideal as a boot room and perfect for kicking off dirty winter walking boots.

The kitchen offers open plan living to the sublime sitting/dining sunroom. This stunning space with a pitched glass roof enjoys magnificent views of the garden and two sets of French doors open to the decked sun terrace creating a superb indoor/outdoor flow. With a lovely sitting area and large dining area summertime entertaining could not be more enjoyable.

The space flows onwards to the original coach house which could be suitable for a variety of uses but is currently used as a relaxation/entertainment suite where there is a large sauna, a ground floor shower room and a large family/games room, perfect for keeping the children entertained. Double doors open to the heated outdoor swimming pool and gorgeous poolside terrace. Located at the opposite side of the house is the home gym perfect for a workout, a walk across the glorious decked terrace, a swim and a sauna, perfection!





The large and classically styled kitchen is extremely well-fitted.



Utility room



Sitting sun room



Dining sun room



Family room



Gym



Sauna

Upstairs

The staircase rises from the centre of the house to the generous first floor landing area. From here four of the five double bedrooms are accessed along with the family bathroom with a large walk in shower. There is also a good size linen closet.

The sumptuous principal bedroom is fitted with a good range of wardrobe storage and a vanity table. The dual aspect provides ample natural light with a superb walk-in bay window providing views to the front aspect. The well-fitted en suite bathroom is delightful. A gorgeous roll-top bathtub sits in front of the window providing a glorious, uninterrupted view of the rear garden. There is a separate walk-in shower and dual wash hand basins.

Bedrooms two and three sit to either side of a well-fitted Jack and Jill en suite shower room. Both have built-in wardrobe storage, bedroom three enjoying rear garden views and bedroom two having a lovely walk-in bay window with views to the front. Bedroom four enjoys views to the front aspect and is served by the family bathroom.

The sublime family bathroom is gorgeous! A dual-end bathtub with lovely granite surround is accompanied by a separate walk-in shower. The granite-topped built-in vanity unit with lovely glass shelving above provides ample storage for bathroom accessories. A dual aspect provides lovely views and plenty of natural light.

A further flight of stairs rise to the second floor landing area where bedroom five is located. This room is as beautifully appointed as those on the first floor and with the benefit of a shaped ceiling with interesting beam detail to the corners of the room. The large window provides views to the front aspect and plenty of light. There is a wonderful feature door to the loft space providing further storage.

To the opposite side of the small landing area is an excellently fitted shower room serving bedroom five.



Principal bedroom



Principal bedroom en suite



Bedroom two



Family bathroom



Jack and Jill en suite shower room



Bedroom three



Bedroom four



Bedroom five



Gardens

The magical gardens are a superb feature of the house. Beautifully landscaped and completely private the mature, well-planted borders create a tranquil haven of relaxation.

Extending to 0.48 acres there is a lovely decked sun terrace that wraps around the side of the property guiding you to the poolside sun terrace and heated outdoor pool. There is a large lawn and a small orchard with young fruit trees. There is a tucked-away vegetable garden with raised beds. There is a pump room for the swimming pool and a shower room for washing off after a swim. There is also a large double garage.

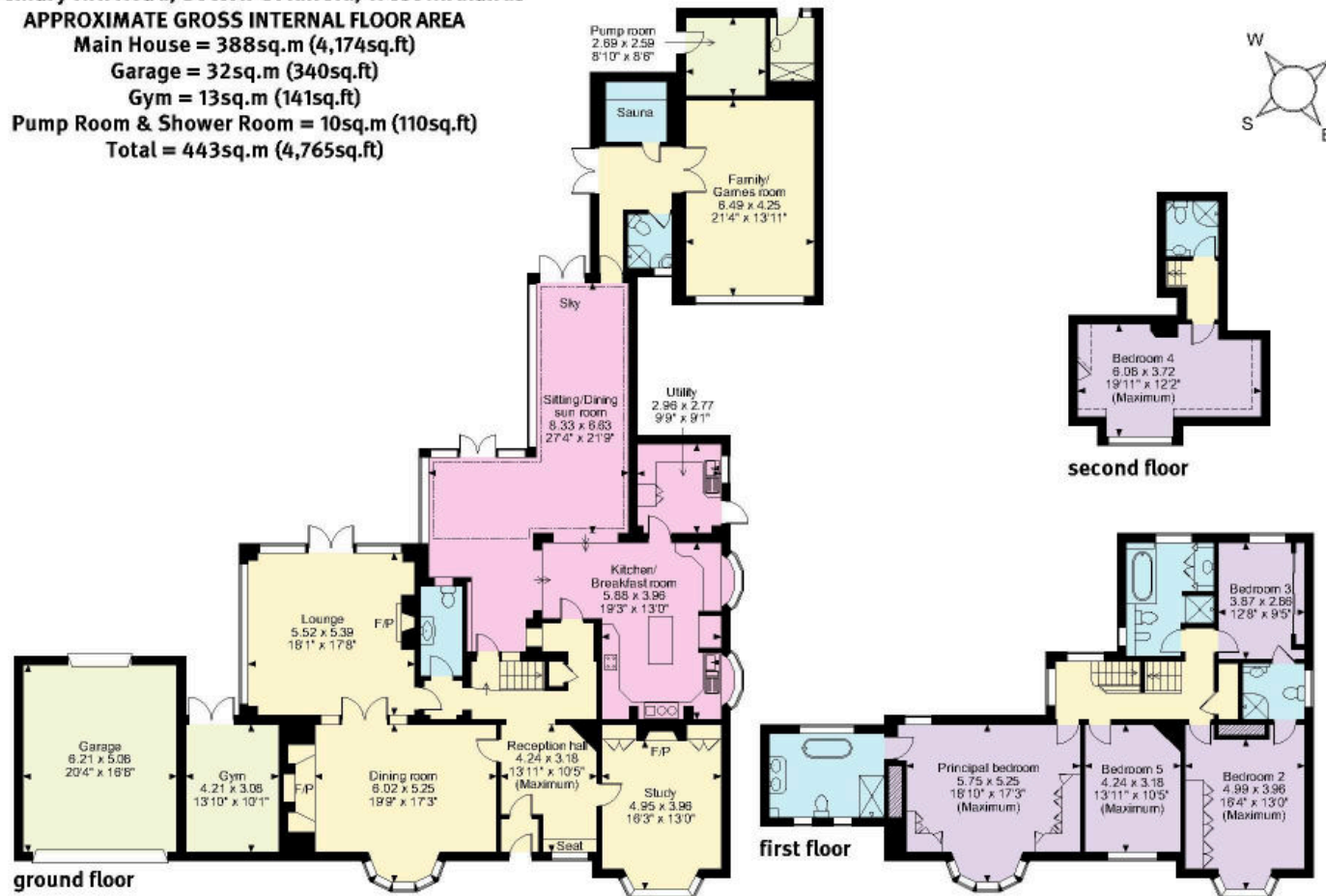




Rosemary Hill Road, Sutton Coldfield, West Midlands

APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 388sq.m (4,174sq.ft)
Garage = 32sq.m (340sq.ft)
Gym = 13sq.m (141sq.ft)
Pump Room & Shower Room = 10sq.m (110sq.ft)
Total = 443sq.m (4,765sq.ft)



Knight Frank
Birmingham
 102 Colmore Row
 Birmingham B3 3AG

I would be delighted to tell you more
Sarah Briggs
 0121 233 6400
 sarah.briggs@knightfrank.com

knightfrank.co.uk



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated June 2023. Photographs and videos dated June 2023.
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.