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Longmoor, 4 Luttrell Road, Sutton Coldfield, B74 2SR

Offers Over £2,750,000

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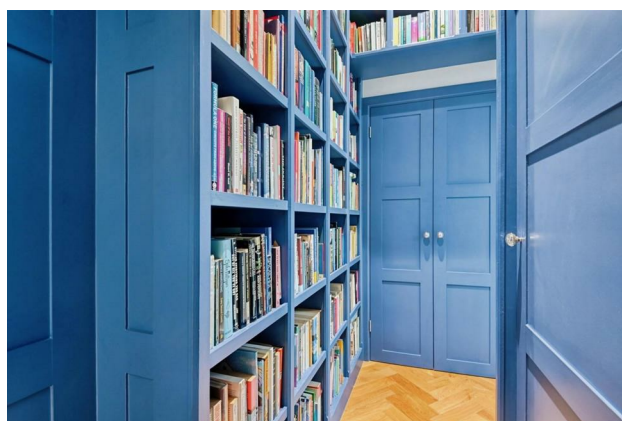
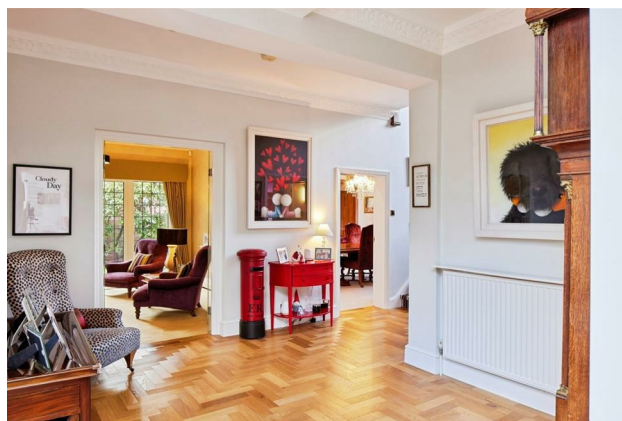
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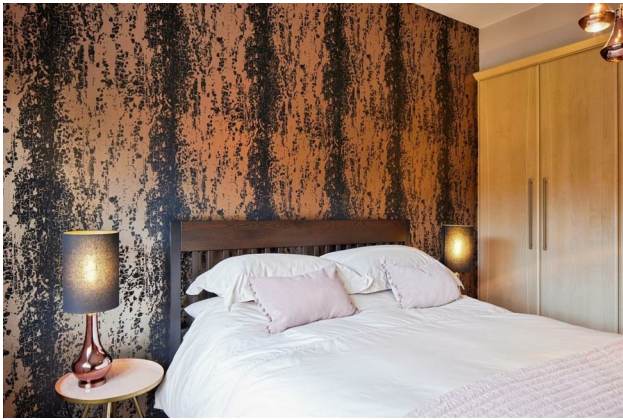
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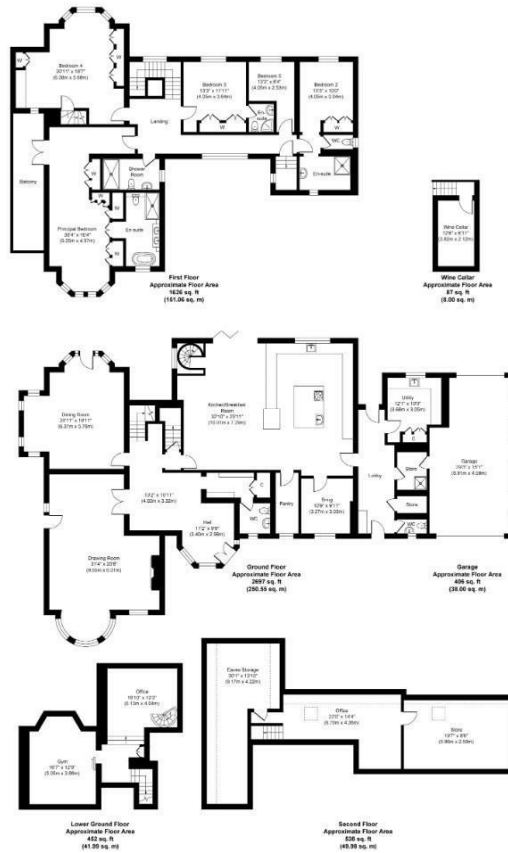
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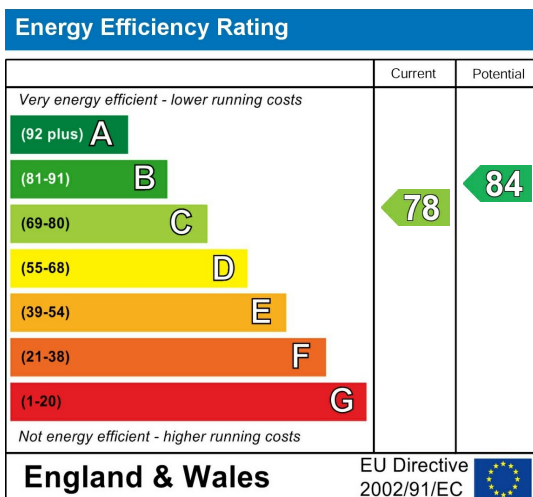
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.

EPC

Map



- Stunning multi-level Edwardian family home • Five bedrooms • Four bathrooms • Outstanding kitchen/family room • Beautiful 0.83 acre grounds • Magnificent drawing room • Second floor teenager den • Spacious dining room with inglenook fireplace • Office, gym and wine cellar • Highly desirable address

Summary

'Longmoor' is an exquisite Edwardian family home, beautifully positioned on one of the most desirable roads within the highly sought after Four Oaks Estate.

Approached via a sweeping gated driveway, this immaculately presented home has been significantly improved and sympathetically extended by the current owners who have lived there since 2005. Built in 1910, 'Longmoor' is offered in exceptional condition throughout, both internally and externally, and is, we believe, among one of the finest properties currently available in Sutton Coldfield.

Viewing is highly recommended.

The grand reception hall sets a magnificent tone, leading to a library and guest cloakroom. The elegant drawing room opens onto a charming side loggia, while the dining room features an Inglenook fireplace and original oak panelling. The stunning open plan kitchen and family room is a true centrepiece, featuring three zone underfloor heating, a comprehensive range of bespoke units with Silestone worktops, and a large central island. High specification appliances include double ovens, twin dishwashers, a steam oven, microwave, three fridges, two freezers, warming drawers, and two waste disposal units. Bifold doors open to the rear garden, and a beautiful spiral staircase descends to the lower ground floor gymnasium and office, the former being air conditioned and the latter benefiting from underfloor heating.

Additional ground floor rooms include a snug, large pantry store, boot room, second guest cloakroom, tool room, boiler room with twin boilers, and a fully equipped utility room with plumbing for two washing machines, gas tumble dryer, and a heated drying cupboard. There is internal access to the large garage. A magnificent return staircase, illuminated by a deep original window on the half landing, leads to a stunning galleried landing.

The first floor offers five excellent bedrooms. The principal suite features extensive fitted wardrobes, a luxurious ensuite bathroom with underfloor heating, and access to a large south facing balcony, perfect for morning coffee. Further bedrooms include a guest suite with ensuite shower room, a third bedroom with underfloor heated ensuite, and two additional bedrooms sharing a stylish underfloor heated wet room. Bedrooms two, three, and four also feature fitted wardrobes.

The second floor provides an ideal teenagers suite or den, complete with games room and generous under eaves storage.

Externally, the property boasts an integral double garage with electric front and rear doors, solar panels, and a Tesla power wall and EV charging point. The front lawn, formerly a tennis court, is bordered by mature trees and screening, complemented by a sweeping paved driveway with a feng shui inspired water feature. The private rear garden is beautifully landscaped with conifer screening, an extensive Indian sandstone terrace, and steps leading down to a professionally air conditioned wine cellar.

The house boasts a sensible level of technology including remote access heating, alarm, CCTV and video gate access. Every room has at least one Wi-Fi enabled socket providing illumination throughout the house at dusk.

The Four Oaks Estate is an exclusive residential enclave bordering the northern and eastern edges of Sutton Park. Once the site of Four Oaks Hall, the land was sold in 1868 by Hubert de Burgh Canning, the second Marquess of Clanricarde, for residential development. Although the original Hall was demolished in 1898, protective covenants have ensured the estate's enduring charm, characterised by tree lined private roads, many of which take their names from its rich historical past.

Sutton Park, designated a Site of Special Scientific Interest, offers outstanding opportunities for walking, golf, and a variety of outdoor pursuits. The nearby town of Sutton Coldfield provides an excellent selection of shops, restaurants, and highly regarded schools, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, and Highclare School. Mere Green also offers convenient everyday shopping with outlets such as Marks & Spencer's and Sainsburys. The area benefits from superb transport links, offering swift access to the M42, M6, M6 Toll, and Birmingham International Airport and NEC.