



THE CROFT, OX LEYS ROAD,
WISHAW, SUTTON COLDFIELD - OFFERS IN EXCESS OF £2,250,000

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Why this home is Chosen...

Where do we start with this absolute gem of a property? This stunning period home benefits from having lapsed planning permission for a ground floor extension and has been lovingly restored and refurbished by the current owners offering the perfect combination of semi-rural living while being in easy reach of urban civilisation.

On offer is the main house, a separate two bedroom cottage, self contained gym/home office, detached double garage and stables (also with the benefit of lapsed planning permission to extend and convert) all set in approximately one acre of grounds with delightful views.

The main house offers a plethora of original features with two generous reception rooms as well as a conservatory, delightful breakfast kitchen, pantry (second kitchen) and laundry room. To the first floor are four double bedrooms (one with superb en-suite) and a delightful family bathroom and on the second floor is the stunning master suite with dressing area and fitted wardrobes, and a large, luxurious en-suite.

A quick tour

Highlights of this incredible family home include:

- * Main five bedroom period home
- * Self contained two bedroom guest cottage (generates a healthy rental income)
- * Self contained gym/home office
- * Plethora of original features
- * Stunning master suite
- * Four further double bedrooms (one with superb en-suite)
- * Stunning family bathroom
- * Stables
- * Beautifully landscaped gardens
- * Did we mention the ideal location?



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Excellent location

Set in a stunning semi-rural location with delightful views over open fields, 'The Croft' is a property that is almost impossible to replicate and offers an incredibly rare opportunity for someone to purchase their 'forever home'.

The property is set on the edge of the village of Wishaw which enjoys an idyllic location whilst being within easy reach of major motorway connections including the M42, M6 and M6 Toll. The world renowned Belfry Hotel and Golf Course is within a few minutes drive with the incredible 2,400 acre Sutton Park: one of Europe's largest urban parks, providing a range of outdoor pursuits including walking, cycling and golf, just a short drive away.

Sutton Coldfield is within 10 minutes by car and offers an excellent range of shops and restaurants as well as excellent schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.



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Ground floor- 'The Croft'

The property is approached through electric gates across a large gravel driveway with attractive planted borders. As you enter the main house, you are greeted by an initial vestibule porch leading to an impressive reception hall with Minton tiled floor and exquisite staircase rising to the first floor with doors leading to the ground floor accommodation and guest wc.

The dual aspect drawing room has a beautiful marble fire surround with open fire and coving to the ceiling.

The dining room features an attractive bay window with plantation style shutters, coving to the ceiling, stone fire surround with open fire and double doors with plantation style shutters opening into the conservatory.

The delightful breakfast kitchen is styled with timelessly classic shaker style units with granite work surfaces and island unit, limestone floors, large four oven Aga, integrated dishwasher and space for American style fridge/freezer. A door leads from the breakfast kitchen to the pantry complete with wall and base units, integrated oven and hob above, with door leading to the rear garden. A further door leads to the laundry room with plumbing for washing machine and space for dryer with door leading to the courtyard.



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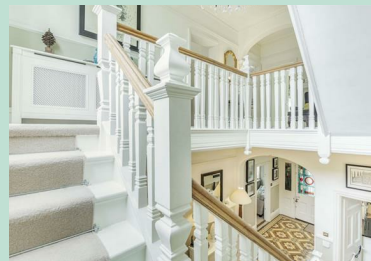
First & second floors - 'The Croft'

As you rise to the first floor, the luxurious feel and style continues. doors radiate to the four double bedrooms and family bathroom with stairs rising to the master suite located on the second floor.

Bedroom two features fitted wardrobes and a luxurious en-suite with walk-in shower, bedrooms three and four both have dual aspect views with bedroom four also having fitted wardrobes.

The luxurious family bathroom features walk-in shower cubicle with low level wc and wash had basin with plantation style shutters to the window.

The second floor is exclusively given over to the stunning master suite. Bespoke fitted wardrobes and dressing table flank the walls as you walk through to the bedroom area with dual aspect windows affording views over open fields, feature fire surround and two further fitted wardrobes. Beautiful reclaimed double doors open into the stunning en-suite with free standing bath, twin wash hand basins sat on vanity units, feature fire surround, walk-in shower, low level wc and bidet.



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Grounds & outside space

Outside, the grounds extend to approximately one acre and includes a self contained gym/home office complete with wc, detached double garage, ornate greenhouse/garden room with dwarf brick walls - ideal for summer parties, and a stable block (previously with planning for extension and conversion) with paddock. The beautifully tended walled gardens are a delight, offering expanses of lawn with mature borders and planted beds.



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'Clock Cottage'

On entering the cottage, the entrance hall with limestone tiled floor has doors radiating to the living room, breakfast kitchen and guest wc. The delightful kitchen with floor to ceiling windows and door opening out to the courtyard features a range of shaker units complemented by black granite worktops with a range of quality integrated appliances. A central island offers additional work surface and storage space as well as a dining area. The sitting room has floor to ceiling windows with door leading to the courtyard and stairs lead to the first floor. The first floor accommodation comprises a landing with study area, two bedrooms and modern shower room.



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Approximate Gross Internal Area

Main House = 3532 Sq Ft/328 Sq M

Boiler Room = 38 Sq Ft/4 Sq M

Gym & Garden Room = 408 Sq Ft/38 Sq M



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 text of the Particulars.

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First Floor



Ground Floor

Approx. Gross Internal Floor Area : 1,065 Sq. Ft. / 99 Sq. M

Includes Conservatories, Garages, Porches etc.

Plan Ref. 300-722j

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Clock Cottage @ The Croft, Ox Leys Road,
Sutton Coldfield

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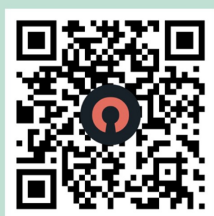
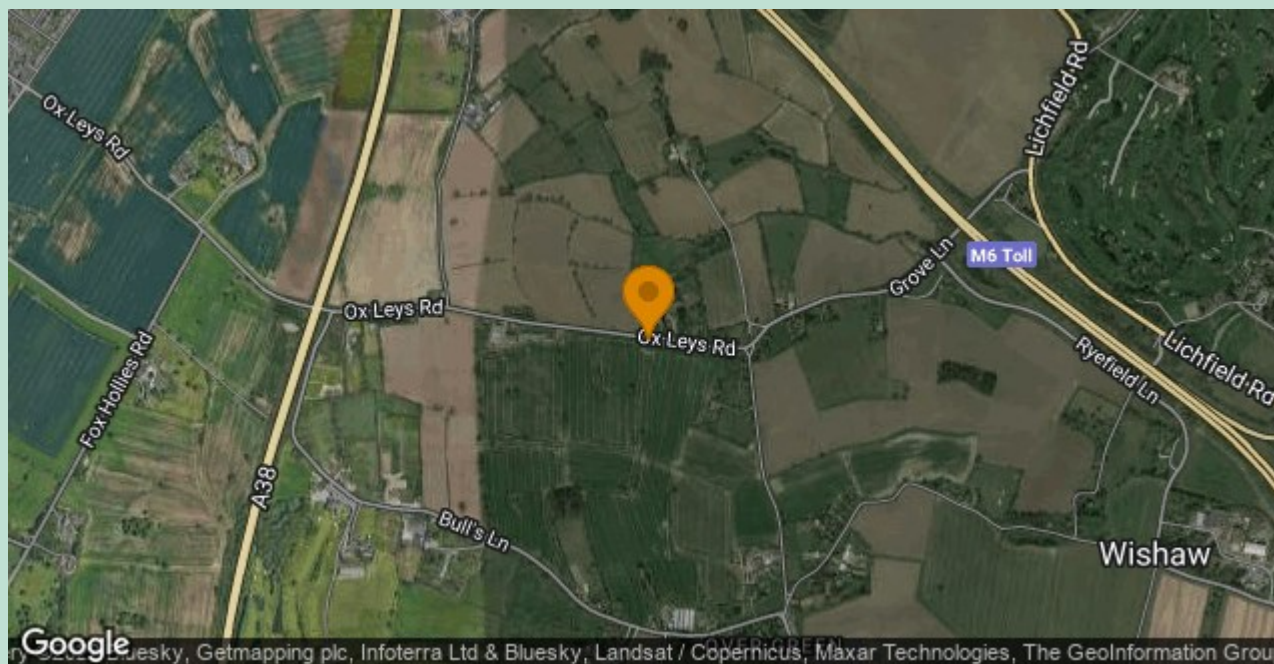
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Enquiries

The Croft, Ox Leys Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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