



'HINDECLIFFE', 25 BRACEBRIDGE ROAD

FOUR OAKS, SUTTON COLDFIELD - GUIDE PRICE £2,800,000

**chosen**

## Why this home is Chosen...

Located on the prestigious 'Four Oaks Estate' and set in a plot extending to approximately one acre, 'Hindcliffe' is available for sale for the first time in a generation. With a wealth of character and history this property offers a tremendous opportunity to create a magnificent family home. Set behind gates, this beautiful period home has been lovingly cared for by the current owners who have enjoyed many years of happiness. The house sits proudly in its private plot with beautifully maintained grounds and gardens to the front, side and rear, and offers plenty of parking and a large double garage. The property provides extensive living and entertaining space, with the benefit of a coach house & former stables which could easily be converted (subject to planning) to provide a self-contained annex or simply further living accommodation.

### **A quick tour**

Highlights of this incredible family home include:

- \* Prestigious Four Oaks Estate
- \* Plethora of character and charm
- \* Four reception rooms
- \* Six bedrooms and four bathrooms
- \* Stunning music room/library
- \* Beautiful gardens and grounds
- \* Former coach house and stables
- \* Generous cellar
- \* Circa one acre plot
- \* Did we mention there was no upward chain?

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## Approach & ground floor

A sweeping driveway with mature borders leads to the garage, gated courtyard, gardens and the front door. Through the main entrance door you are greeted by a spacious reception hall with original herringbone parquet flooring and an incredible barreled ceiling - a truly unique feature in this wonderful home. A door leads to a useful cloakroom providing further access to the guest wc and stairs rise to the first floor. French doors lead to the courtyard and access is given to the ground floor accommodation. The impressive drawing room features an attractive original style open fireplace with surround, ornate ceiling moldings and doors lead to the garden room, formal dining room and formal sitting room. The garden room is currently used as a home office and features original herringbone parquet flooring and enjoys uninterrupted views across the delightful rear garden. The sitting room is bright and airy thanks to having windows to three sides enjoying views over the gardens. A stone fire surround with living flame gas insert provides a focal point for the room while ornate ceilings give a further sense of grandeur. The formal dining room again features herringbone parquet flooring and ornate ceilings with a beautiful original style stone fireplace with open fire and views over the rear garden.

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## Ground floor continued

The generous kitchen/diner features solid oak door fronts with a range of wall and base units, granite work surfaces and a range of integrated appliances. A door leads through to laundry room with built in storage, sink/drainage and plumbing/space for washing machine and tumble dryer, a further door then leads to a generous pantry. From the kitchen, doors lead to the original servants staircase leading to the first and second floor and the cellar/workshop. A further door leads out to hallway with French doors to the courtyard, further storage/pantry cupboards and gardeners wc. The cellar is a DIY enthusiasts dream with plenty of light and electrical points and built in work benches although the space would also make an excellent wine cellar. Completing the ground floor accommodation is the cosy snug room with dual aspect windows overlooking the gardens.

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## First & second floors

The first floor landing is as with most parts of this home, impressive in its size. Windows to the front and side provide plenty of light, with doors radiating to the bedrooms, music room/library and bathroom with stairs also rising to the second floor. The principal bedroom enjoys views over the rear garden and benefits from a range of fitted wardrobes, a door leads to the en-suite bathroom. The en-suite is a particularly generous size with a modern suite comprising a free standing Villeroy & Boch bath, large shower unit with Keuco shower fittings and sink in vanity unit. Bedroom two and three also enjoy views over the rear garden with bedroom two also benefiting from an en-suite bathroom comprising bath with shower over, wash hand basin and wc. Bedroom four overlooks the front towards Bracebridge Road. The family bathroom features Villeroy & Boch bath, separate shower cubicle, wash hand basin and wc, there is also the useful addition of a separate wc with wash hand basin. The first floor also provides the unique feature of a formal music room/library with ornate fireplace, decorative moldings to the walls and ceilings, herringbone parquet flooring and wood paneling. A useful storage room leads directly off.

Rising to the second floor, an open landing with generous storage cupboards lead to the guest bedroom suite. The bedroom area has a window to the rear giving elevated views across the rear garden. Doors lead to a sitting room which could easily become a further bedroom and to the bathroom with bath, wash hand basin, separate shower cubicle and wc, a door leads to a generous storage room.

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## Outside Space

Hindecliffe sits in circa one acre of beautiful southerly facing gardens. Generous areas of patio lead to expanses of lawn with mature borders and trees. A second gated entrance is accessed via Wentworth Road. The excellent outbuildings and former stables provide superb storage and a generous double garage. This area could be a fantastic self contained annex or be brought into the main accommodation (subject to planning).

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## Location, Location, Location

The local area has much to offer in terms of both lifestyle and convenience. The Four Oaks Estate sits next to the stunning 2,400 acre Sutton Park which is one of the largest Urban parks in Europe and is a fabulous place for relaxing with friends and family. Birmingham City centre is just 7 miles away having plenty of shopping and entertainment facilities, with the Bullring shopping centre providing a range of high street stores, plus a Selfridges, whilst the nearby Mailbox has a Harvey Nichols and a range of high end home and interior stores. There are a Plethora of bars and eateries in Birmingham including several Michelin star restaurants. Closer to home is Mere Green with a range of bars, restaurants, coffee shops and supermarkets including a Sainsbury's and Marks & Spencer Food Hall. The prestigious Little Aston Golf club is nearby and hosts a variety of leading Professional and Amateur tournaments whilst Streetly Tennis Club is also just a short distance.

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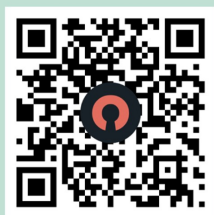
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## Enquiries

'Hindecliffe', 25 Bracebridge 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		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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