

CEDAR HOUSE
BEECHWOOD CROFT
LITTLE ASTON
SUTTON COLDFIELD
B74 3UU


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



AN EXCITING CONTEMPORARY FAMILY HOME WITH EXTENSIVE ACCOMMODATION AND LUXURY FINISH, SITUATED IN THE HIGHLY SOUGHT-AFTER LOCATION OF LITTLE ASTON.

Ground floor:

- Reception hall
- Drawing room
- Orangery
- Conservatory
- Study
- Cinema room
- Entertainment room
- Gymnasium
- Kitchen/breakfast/family room
- Utility
- Cloakroom

First floor:

- Master bedroom with dressing room and en suite shower room
- Three further bedrooms all with en suites

Outside:

- Heated outdoor swimming pool
- Secluded gardens with patio and decked areas
- Electric gated driveway
- Double garage with first floor annexe above

Square footage: Approximate gross internal floor area including garage and annexe above 544 square metres (5,856 square feet)

Distances

Streetly village 1 mile
Sutton Coldfield town centre 3 miles
Lichfield 7 miles
Birmingham 10 miles
Birmingham International/NEC 16 miles
M6 Toll (T5) 4 miles
M6 (J7) 6 miles
M42 (J9) 10 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice and Agents Note on page 7.

SITUATION

Cedar House is situated in a quiet cul-de-sac, off the Walsall Road in Little Aston behind private electric gates.

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. In nearby Mere Green there are a Waitrose and Sainsburys supermarkets and in Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

DESCRIPTION OF PROPERTY

Cedar House is an immaculately presented family residence providing spacious accommodation over two floors.

The property has been re-planned, extended and finished to a luxury modern standard with the influence of interior designers Cream and Browne. The electric gates reveal the hidden grounds and property as they open into the driveway. Its high quality and bespoke finish is complementary throughout.

The property also benefits from a high end home automation system throughout that includes Crestron control panels in most rooms; this gives total home automation, intelligent lighting and audio, and access to the security cameras that patrol the property.



The double entrance doors leads into a grand reception hall which features an attractive oak staircase and marble flooring.

The orangery is located off the hallway, through a bevelled mirrored opening into a truly elegant room with limestone flooring, underfloor heating and electrically operated roof windows. French doors lead into the rear garden.

The study is located off the hallway and is fitted with a range of office furniture and has a window overlooking the front elevation onto the driveway. Adjacent to this room is the cloakroom with wc.

The stunning Broadway kitchen and breakfast room is fully fitted with an extensive range of units complemented by granite work surfaces. Built-in appliances include a Range oven and cooker hood. Siemens appliances include a coffee machine, wine chiller and dishwasher. There is a double Belfast sink and an LG American style fridge/freezer. The breakfast area has doors across the width of the room allowing light to pour into the space offering views over the garden and across to the swimming pool.



STATE OF THE ART TECHNOLOGY THROUGHOUT



A family room is located off the kitchen and benefits from a TV that is hidden and built into the wall, making this area the real hub of the home and idea for entertaining. Doors open into the conservatory which is air-conditioned providing comfort on those hot summer days. It is lit with full mood LED lighting and French doors open out onto a paved terrace which is ideal for al fresco dining and gives access to the swimming pool.

Off the hallway is a utility room accommodating the laundry appliances. There are base and wall units and a door leads into the garden.



The drawing room is a beautiful laid out space for families to relax and enjoy with a remote controlled projection screen and ceiling mounted projector. There is a marble fireplace and granite hearth housing the living flame gas fire which is a wonderful feature. Dual aspect windows offer views over the gardens and doors lead out into the garden.

The entertainment/leisure wing accessed from the reception hall includes the entertainment room with a range of fitted furniture and space for a pool table.

Leading from the entertainment room is the cinema room which has a serious wow factor. It has been sound proofed and there are eight luxurious reclining leather chairs.

The cinema screen and projector is a 9ft Screen Research woven projection screen, permits the flagship Artcoustic Spiffire loudspeakers and subwoofers mounted directly behind the image to recreate true cinematic audio through the acoustically transparent ClearPix2 material.



High definition Blu-ray content is projected via a ceiling mounted Cineversum Blackwing2 at the rear of the room, flanked by 4 Acoustic Diablo Monitors with custom artwork to compliment the decor and provide side and rear audio effects.

The gymnasium has mirrored walls to give the room an ambience of space and could be used as a dance studio.

Leading from the gymnasium there is access into the garage with an annexe above which is carpeted and heated and has many potential uses including an additional bedroom.

The first floor is approached from the reception hall via a beautiful oak staircase and the landing gives access to all the bedrooms.

The master bedroom has the benefit of a dressing room and Strachan fitted wardrobes. The spacious en suite shower room includes a monsoon shower and a wall mounted TV and twin basins.

The guest bedroom has twinkle lights and fitted wardrobes. The en suite bath/shower room includes a wall mounted TV, Jacuzzi bath and a Grohe enclosed shower cubical with body jets.

Bedroom three has twinkle lights and fitted wardrobes. The en suite shower room has a wall mounted TV, twin basins with Jacuzzi taps and a shower with jets.

Bedroom four has twinkle lights and an en suite shower room.



LUXURIOUS FITTED BATHROOMS



GARDENS AND GROUNDS

The property is approached through electric security gates to the large driveway which gives access to the main house and double garage. The double garage has electrically operated remote doors and internally offers an excellent amount of storage space.

The rear garden has a patio terrace and a separate decked area that is fully lit with a LED lighting system, controlled from the house. This area is ideal for entertaining and al fresco dining while listening to the music from the six speakers located around the garden.

The swimming pool is the focal point of the garden, it is heated and lit via the main pool and LED lighting. The lawned areas are enhanced with mature trees, shrubs and plants.

SERVICES

We understand that mains gas, water and electricity are connected.

FIXTURES AND FITTINGS

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

DIRECTIONS (B74 3UU)

From the centre of Sutton Coldfield take the Lichfield Road (A5127) towards Four Oaks. At the first roundabout take the second exit onto the Four Oaks Road (A454). Straight on at the traffic lights along (A454) Walsall Road. At the next set of traffic lights go head straight on and Beechwood Croft can be found on the right hand side, opposite Keepers Road. Cedar House is the first house on the left.





ASTON KNOWLES

8 High Street, Sutton Coldfield, B72 1XA
0121 362 7878 | enquiries@astonknowles.com | www.astonknowles.com