



# Cressington

Four Oaks Road, Four Oaks, Sutton Coldfield, B74 2XT



**MARK BENTLEY**  
ESTATE AGENT





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*An outstanding, impressive and extremely attractive 6/7 bedroom freehold detached period home tucked away in a secluded setting in good size private grounds in a highly sought after location within walking distance of Sutton Park, Four Oaks Train Station and comprehensive amenities at Mere Green.*

**Cressington** is a substantial family home that has been very thoughtfully maintained and enhanced by the current owners and offers contemporary styling whilst maintaining the character, charm and gorgeous features of this wonderful property.

Set well back from the road **Cressington** has a substantial foregarden with parking space for a dozen cars.

**Cressington** offers approximately 5,500 square ft of spacious family accommodation which comprises:

## Ground Floor

### **Very Attractive Entrance Porch**

### **Outstanding Reception Hall**

Cloaks area, bay window with window seat overlooking the rear garden, doors to Guest Cloaks, Lounge, Dining Room, Loggia, Kitchen and Cellar and feature wide staircase to first floor.

### **Fitted Guest Cloakroom**

WC, wash basin and attractive high level window to front.









**Substantial Lounge including sitting/reading area**

**Lounge 6.23m x 5.56m**

**Sitting/reading area 4.35m x 4.13m**

Feature open fireplace with marble inset and hearth and ornate oak surround and mantel, twin windows either side, dado rail, ornate cornicing and ceiling moldings, large bay window overlooking the rear garden and window overlooking the loggia and garden.

**Enclosed Loggia 5.59m x 2.14m**

Wonderful views over the garden and door to the patio/terrace.

**Large and Elegant Dining Room 6.17m x 4.35m**

Feature open fireplace with large mantel over, twin ornate leaded lights windows either side, feature beamed ceiling and large bay window overlooking the rear garden.

**Excellent Fitted Study 5.61m x 3.75m**

Large fitted corner desk with built in drawers and cupboards, super range of fitted bookshelves, two ornate leaded light windows to the front and feature bay window.

**Cellar 4.76m x 3.81m**

Approached from a door and steps from the reception hall and ideal as a wine store.

**Stunning Kitchen/Breakfast Room/Family Room**

**9.39m max x 7.52m max**

A substantial comprehensively fitted kitchen with dining and sitting area and including a superb range of fitted base cupboard and drawers with long work surfaces over, matching wall cupboards, Rangemaster oven with Rangemaster extractor hood over, separate integrated upright fridge and freezer, large central island integrated sink unit with swan neck mixer tap over, integrated Hotpoint dishwasher and Bosch microwave, two windows facing front, two sets of glazed double doors to side courtyard, doors in inner hallway, utility room and:

**Large Walk in Pantry**

Range of fitted shelves.









**Excellent Utility Room 3.12m x 2.71m**

Good range of units including base cupboards and drawers and matching wall cupboards, space & plumbing for washing machine, space for tumble dryer, two wall mounted Worcester central heating boilers, large Gledhill hot water cylinder, windows facing front and rear and door to the courtyard.

**Inner Hallway**

Door to triple garage and staircase to games room.

**Triple Garage 8.92m x 5.39m**

Three up & over entrance door's.

**Games Room (over Garage) 8.78m x 3.83m**

A large games room with wide window overlooking the foregarden, Velux window and access doors to loft storage area's.

**First Floor****Gallery Landing**

Window facing front and doors to Principal suite, bedrooms 2,3,4 & 5 and family bathroom.

**Principal Bedroom Suite comprising:****Large Dressing Room 4.35m x 4.13m**

Comprehensive range of fitted wardrobes, drawer units and dressing table, window overlooking rear garden and open access to:

**Principal Bedroom 6.22m max x 4.39m**

Window's overlooking the rear garden and to side and door to:

**En-suite Shower Room**

Large shower unit, wash basin set in Chrome stand with mirror, shaving mirror and lights over, WC, lovely wall tiling and window to side.

**Bedroom 2 5.02m max x 3.06m**

A large second bedroom with wide window overlooking the rear garden, alcove for dressing table and door to:

**En-suite Shower Room**

Large shower unit, wash basin set on chrome stand and WC.

**Bedroom 3 3.20m x 3.05m**

Window facing front and door to:

**En-suite Shower Room**

Shower cubicle, wash basin, WC and window facing front.

**Bedroom 4 3.87m x 3.14m**

Window overlooking the rear garden.

**Large Family Bathroom**

Large shower unit, freestanding bath with central mixer tap and shower fitment, WC, large wash basin set on chrome stand and window facing side.

Door for the galley Landing to:

**Inner Landing**

Stairs to second floor and door to:

**Bedroom 5/Dressing Room 3.78m x 2.60m**

Range of fitted wardrobes and cupboards and window facing front.

**Second Floor****Landing**

Window facing side and doors to Shower Room and Sitting Room/Bedroom 7.

**Shower Room**

Shower unit, wash basin set in Vanity unit, WC and window.

**Sitting Room/Bedroom 7 4.98m x 2.92m**

Feature fireplace, window to either side and door to:

**Bedroom 6 3.03m x 3.02m**

Window facing rear and door to:

**Dressing Room 5.65m x 1.35m**

Fitted shelving and hanging rails.

**Outside****Side Courtyard**

3 Garden stores

**Greenhouse 4.52m x 2.68m****Substantial Private Landscaped Rear Garden**

Full width sun terrace, elevated flower and herb beds, shaped hedging, stone steps and stone rockeries leading down to lower graveled garden area with further flower beds and arbor and large lawn (ideal for garden games, entertaining, a marquee etc ) and high screening boundary hedging, trees and shrubs.

**General Information****Tenure**

Freehold

**Council Tax Band**

H

**Fittings, Furnishings & Furniture**

Fittings and furnishings and furniture are available by separate negotiation.

**Viewing**

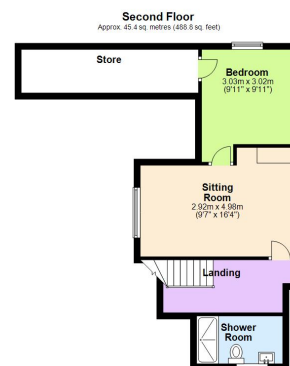
To arrange an appointment to view this superior property call **Mark Bentley** on 0121 353 6212 or 07768 035 065 or email [mark.bentley@exp.uk.com](mailto:mark.bentley@exp.uk.com)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		



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