



Redacre  
The Green | Lea Marston | Sutton Coldfield | West Midlands | B76 0BP

FINE & COUNTRY

# REDACRE



*Redacre is a wonderful family home nestled in the popular village of Lea Marston. A real treat for anyone looking for a versatile property with open fields and country views.*







# STEP INSIDE

---

Redacre is an impressive four bedroom detached property located in the lovely village of Lea Marston, Sutton Coldfield. Redacre offers well-proportioned versatile accommodation set over two floors. The large bright entrance hallway oozes opulence with its Versace styled tiled flooring and open staircase. An archway leads into the cinema room. A wonderful place to enjoy a bucket of popcorn and film with the family. This then leads into an annex room that is currently being used as a gym. With its own large shower room, this area would be easy to transform into another bedroom or separate guest accommodation.

Double opening doors lead through to a large double aspect lounge with double glazed bay windows to the front and rear elevations. There is a feature fireplace with gas log effect fire and ceiling cornice. The ceiling cornice and inset ceiling lighting is a feature you will find throughout this property.

The large open plan kitchen breakfast room is at the heart of this house. It has a comprehensive range of base and wall units with granite work surfaces and integrated NEFF appliances. The central chefs island offers additional food preparation space. Double glazed patio doors open up onto the rear garden, perfect for a warm summers day where you can access the patio directly from the kitchen area. Leading off from the kitchen is a good-sized utility room with space for free standing appliances with an additional door leading out onto the rear.





















# SELLER INSIGHT



“ Located in the delightful village of Lea Marston Redacre, a large and beautifully presented four bedroom family home, which boasts a sizable garden that backs onto open fields. “I remember the very first time we came to view the property just over thirty-four years ago,” says June. “It was a warm sunny day and I stood in the garden, took an apple from the tree, and as I ate it I was looking out at the most glorious view across the field beyond. It immediately felt like home and we’ve all been so happy here for the past three decades.”

“Over and above anything else, this has been a fantastic family home. I have lots of grandchildren and great grandchildren, and when we all gather together it’s a house in which you never get the feeling of being on top of one another. The layout is very traditional, but all of the rooms are spacious and the main living areas all radiate from a huge reception so there’s an easy flow from room to room. I also love the fact that because there are lots of rooms, their use can be adapted and changed depending on the family’s needs. For instance, I currently have one set up as a home cinema, and the fifth bedroom has been a treatment room, a studio apartment for one of my grandchildren and it’s currently a gym.”

“The house is lovely, but my favourite part of the property as a whole is without doubt the garden,” continues June. “It’s so incredibly peaceful out there and the fact that it backs onto a large open field gives the feeling of complete and utter privacy, with the added benefit of a gorgeous view. It’s mainly laid to lawn, but it also features a pretty apple tree and a plum tree, both of which are quite productive, and there’s a large patio that runs the length of the house, which is a lovely place to sit out and relax. It’s an oasis of calm out there, and it’s something I’m going to miss greatly when the time comes to move.”

“The cinema room is my favourite room in the house. I love films, and to be able to sit in there and watch them on the big screen is a little luxury that I’ve relished.”

“This is a location that will be really hard to beat; I have everything I could possibly want or need right on the doorstep. The surrounding countryside is absolutely gorgeous so I can step out of the front door and go for lovely long walks. The neighbours are fabulous and there’s a really nice sense of community within the village, and in terms of shops and amenities, places such as Tamworth, Coleshill and Sutton Coldfield all within easy reach. It’s a setting that offers the best of everything.”

“This house has been the hub of family life and we’ve been able to share so many wonderful times together here. We’ve had large get-togethers in the house, lots of garden parties and BBQs with friends... It’s a place where we’ve been able to make some treasured memories.”

“I’m moving to be closer to my daughter, but it’s going to break my heart to leave Redacre,” says June. “I’ll miss everything about it; it’s been the most wonderful family home.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



The Versace styled staircase leads up to the first floor and onto a galleried landing. There are four good sized bedrooms. The principal bedroom having fitted wardrobes and a super en-suite shower room complete with large jacuzzi bathtub. Bedroom two also has en-suite facilities with bedroom three and bedroom four having access to a Jack and Jill shower room complete with jacuzzi bathtub.





















# STEP OUTSIDE

---

The front double gated entrance leads to a large gravel driveway with parking for several vehicles. The mature rear garden is laid mainly to lawn with a paved area backing onto open fields.















## SUTTON COLDFIELD

---

A green and pleasant suburb, just eight miles from the city center of Birmingham, Sutton Coldfield is famed for its beautiful park and nature reserve. At 2,224 acres, it is one of the largest urban parks in the country. A site of Special Scientific interest, it provides habitat for a variety of birds and wildlife. The park also offers a range of sporting activities, including mountain biking, kayaking and sailing amongst others. Many charity runs are held in the park as well as the World Scout Jamboree.

The popular Sutton Park provides all the amenities you could require; there are many restaurants and bistros within the vicinity as well as doctors, dental surgeries and the hospital all within the immediate vicinity. There is also a new development at the nearby Mere Green, which is to include shopping facilities such as Waitrose and Marks and Spencers. The schooling in the area is fantastic with grammar and private schools within easy reach. For travelling further afield, the local Four Oaks station provides an effortless commute to both Birmingham and Lichfield.

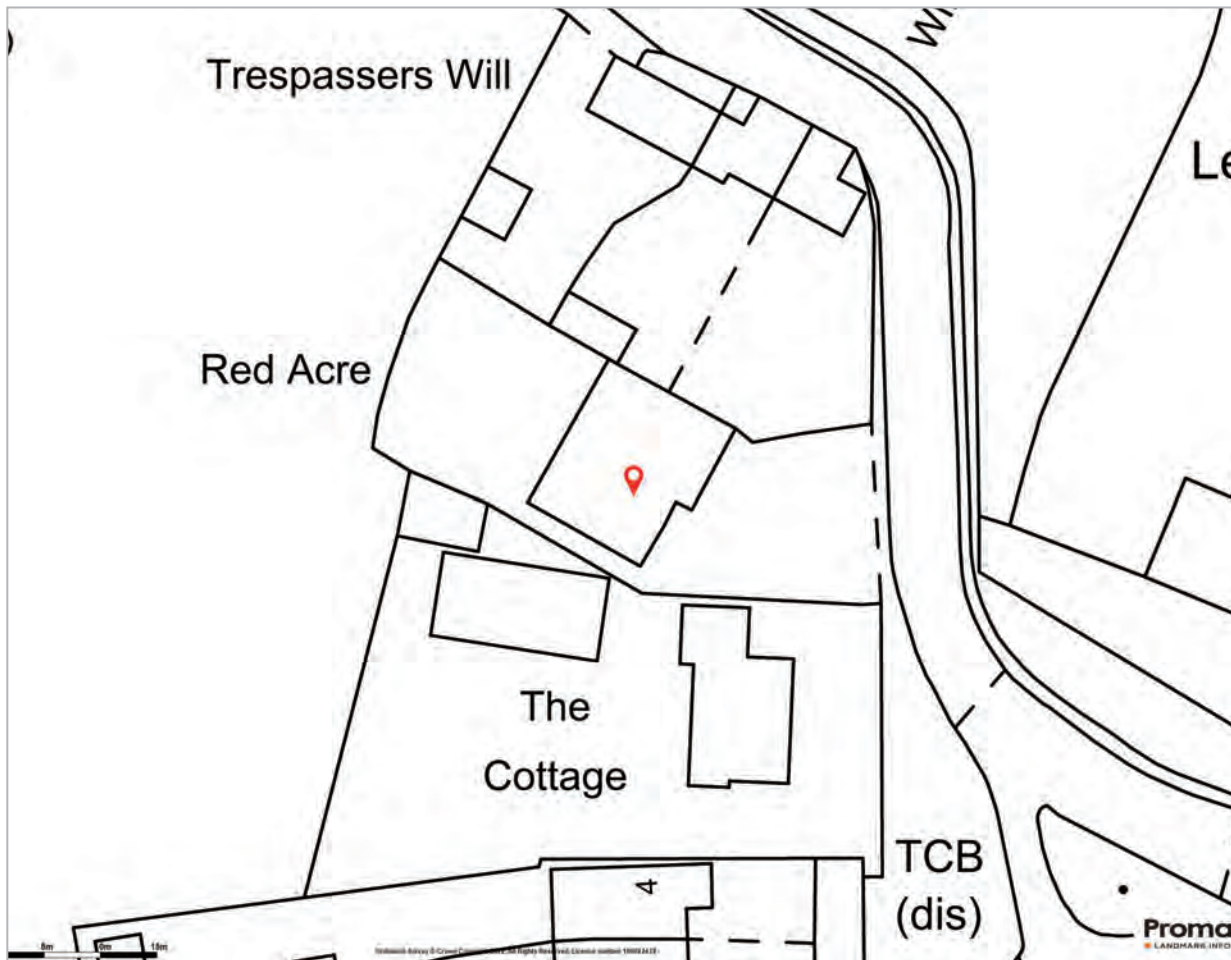
Lea Marston is a pretty village situated in the heart of the West Midlands/North Warwickshire countryside. The area is very well served by the A-roads and major motorway networks, with the A446, M42, M6, M6 Toll being within a few minutes drive away.

Local attractions within the area include the fabulous Lea Marston Hotel and Golf Club, The Belfry, Drayton Manor Park and Zoo and the National Exhibition Centre.



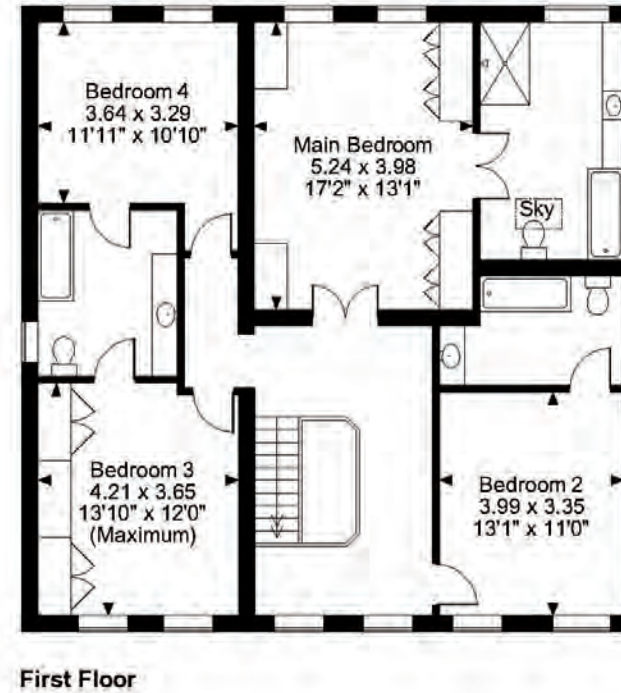
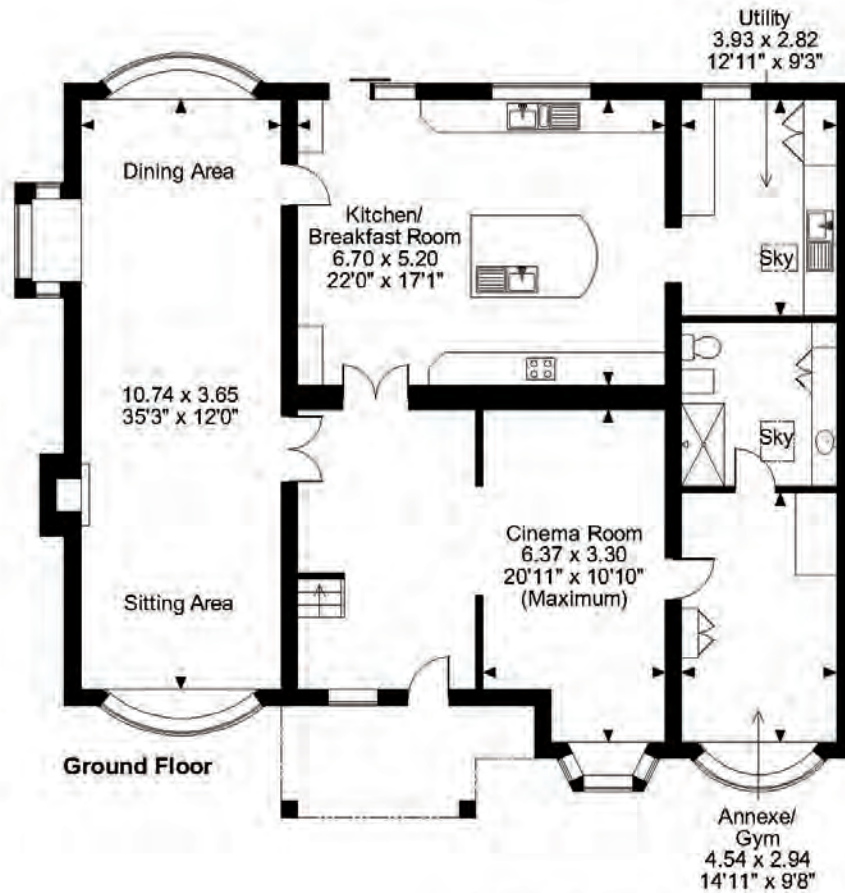
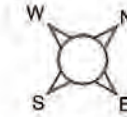






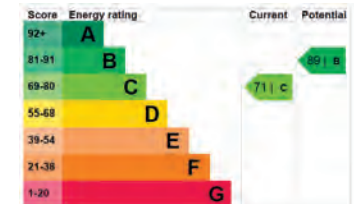


**Red Acre House, The Green, Lea Marston, Sutton Coldfield, West Midlands**  
**Approximate Gross Internal Area**  
**2856 Sq Ft/265 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8493743/MKB



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 10.03.2022









# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



## HELEN HUCKE

Fine & Country Sutton Coldfield and Lichfield  
0121 272 6900  
email: [helen.hucke@fineandcountry.com](mailto:helen.hucke@fineandcountry.com)

Over the last 20 years, Helen has built on her passion for properties and is thrilled to join the team at Fine and Country at the Sutton Coldfield branch. Having started her career in this field as a Housing officer looking after hundreds of properties at various locations, Helen spent many years in the Cotswolds where she had the privilege of getting involved with the renovation and interior design aspect of both Period properties and barn conversions while gaining experience first hand of the property market. Now back in the heart of the Midlands where her family originates from, she is very familiar with the area and the beauty of the local villages. She looks forward to assisting you through your buying and selling journey.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



Fine & Country Sutton Coldfield and Lichfield  
46-48, Mere Green Road, Sutton Coldfield, West Midlands, B75 5BT  
0121 272 6900 | [suttoncoldfield@fineandcountry.com](mailto:suttoncoldfield@fineandcountry.com)

