



Tall Trees, Tanworth-in-Arden, Warwickshire

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A substantial four/five bedroom home offering a range of sizeable and spacious accommodation, ideal for extended family living, in an **idyllic setting** with mature trees to the rear and easy access to the village centre.

Tanworth-in-Arden is a charming village with an active community. Facilities include a 13th century parish church, village green, post office, Bell Inn & Restaurant; a highly regarded junior school with nursery and village hall with a tennis club with three all-weather courts. The Birches Medical Centre is also nearby.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools in Stratford-upon-Avon and Alcester, Warwick Prep and public schools and King's School for Girls in Warwick. Solihull Public School and Bromsgrove School are also accessible.



**Tenure**  
Freehold

**Local Authority**  
Stratford on Avon District Council

**Council Tax**  
Band F





The attractive market town of Henley-in-Arden is also close by offering a range of shops and recreational facilities, doctors' and veterinary surgeries, restaurants and public houses. Solihull with the Touchwood Shopping Centre, Stratford-upon-Avon with its Shakespearian heritage and theatres, Redditch and Leamington Spa are also readily accessible.

Access to the motorway network is via the M42, M6, M40 and M5. Birmingham International Airport and railway station and the National Exhibition Centre are readily accessible.

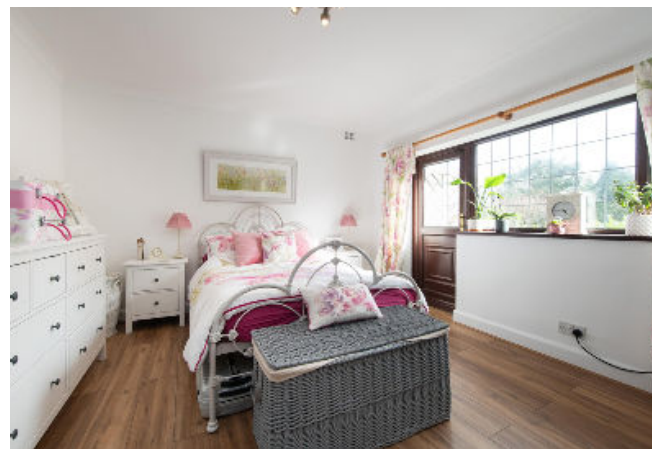
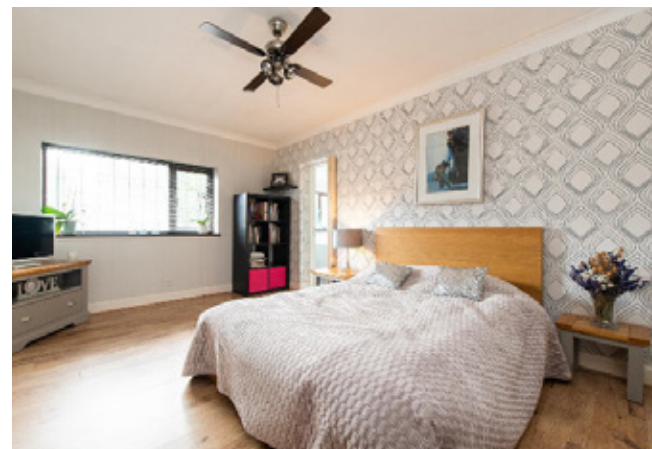
## The property

One enters the property via an entrance hall with doors to the principal reception rooms and stairs to the first floor.

The property boasts an excellent drawing room with feature fireplace and bifold doors to the rear gardens. The hub of this home is sure to be the stunning open plan kitchen dining sitting room which has recently been created. There is an excellent range of wall and base units sat beneath a Quartz worktop and central island with breakfast bar, there is also a variety of integrated appliances including a dishwasher, double oven, hob and wine chiller. The dining area is spacious and the large sitting area is superb with bifold doors to the rear and bifold doors to the indoor swimming pool. The ground floor is complimented further via the cinema room but could be used as further bedroom accommodation. A useful study is ideal for homeworkers and this family home ensures practicality with a well appointed utility, cloakroom and pantry.

Special mention must go to the well-appointed pool room which houses a swimming pool with a water current treadmill, for continuous swimming, changing room, cloakroom and doors to the rear garden.

To the first floor there is a principal bedroom suite with fitted wardrobes and en suite shower room, bedroom two with en suite bathroom, two further bedrooms and a family bathroom. Bedroom four has access to an attractive terrace.





## Gardens and grounds

A secure electrically operated gated driveway provides parking for several cars and gives access to the double garage, which also has a remote operated door.

To the rear is a large mature garden extending to in all about 0.63 acre. There is a delightful patio area accessed from the drawing room, sitting room and pool room, making it the ideal spot for entertaining. Explore further into the garden and you will find the first section, ring-fenced for the safety of young children or pets and a green-house with a gate leading to a second section, a shady hollow with a pond with a well-stocked orchard backing on to open green fields beyond.

## Services

All mains services are connected to the property.

## Directions (B94 5DY)

From M42 (J3) take the A435 south towards Redditch. Continue along the A435 and take the exit towards and sign posted Partway, keep left at the fork and follow signs for Tanworth In Arden merging onto Penn Lane. Turn left onto Broad Lane and the property will be found on the right.





**Approximate Gross Internal Floor Area**

**House: 365 sq m (3,930 sq ft)**

**Garage: 31 sq m (335 sq ft)**

**Total: 396 sq m (4,265 sq ft)**

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 the text of the Particulars.



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**I would be delighted to tell you more**

**Will Ward-Jones**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated March 2022 and June 2024.

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Date: 26 June 2024  
Our reference: STR012180505

## Tall Trees, Broad Lane, Tanworth-in-Arden, Solihull, B94 5DY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,325,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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