



Brackenfield, Tanworth-in-Arden, Warwickshire

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A beautiful family home approaching 5,000sq ft within this **sought-after location** on an enviable plot with a swimming pool and attractive mature gardens.

### Distances

Henley-in-Arden 4 miles, Hockley Heath 4 miles, Solihull 8 miles, Birmingham city centre 12.5 miles, M42 (J3) 2 miles, M40 (J16) 5 miles, Warwick 12 miles, Warwick Parkway Station (Intercity trains to London Marylebone from 69 minutes), Birmingham International Airport and Railway Station 15 miles (Intercity trains to London Euston from 70 minutes), Stratford-upon-Avon 19 miles (All distances and times are approximate)



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**Tenure**  
Freehold

**Local Authority**  
Stratford-on-Avon District Council

**Council Tax**  
Band H



## Situation

Tanworth-in-Arden is a charming village blending rural tranquillity and community spirit. This picturesque Warwickshire village is known for its beautiful countryside, historic buildings, and close-knit community.

The village has a good range of amenities, including a reputable Junior and Infant school, a doctor's surgery and good public houses, including The Bell Inn, which overlooks the village green, village hall and tennis club with three all-weather courts. It's an excellent place for those who appreciate a peaceful, community-oriented lifestyle with the convenience of nearby urban amenities.

The attractive market town of Henley-in-Arden is nearby and provides a range of shops and recreational facilities. Solihull, with the Touchwood shopping centre; Stratford-upon-Avon, with its Shakespearean heritage and theatres; Redditch, Warwick and Leamington Spa, are also readily accessible.

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

Despite its rural feel, Tanworth-in-Arden is conveniently located with easy access to the M42, M6, M40 and M5. In Birmingham, there is the Symphony Hall, National Indoor Arena and Hippodrome. Birmingham International Airport, railway station, and National Exhibition Centre are easily accessible. Ladbroke Park Golf Club is nearby, and there are racecourses at Warwick and Stratford-upon-Avon.

## The property

Brackenfield is a substantial home of just under 5,000 sq ft. Here, you can enjoy the best of both worlds: the tranquillity of rural living and the convenience of urban amenities.

One enters the property via a large wood-panelled entrance hall with doors to the principal reception rooms and double doors to the garden room. The hallway is flooded with light, and one is immediately greeted by the delightful views over the rear gardens.

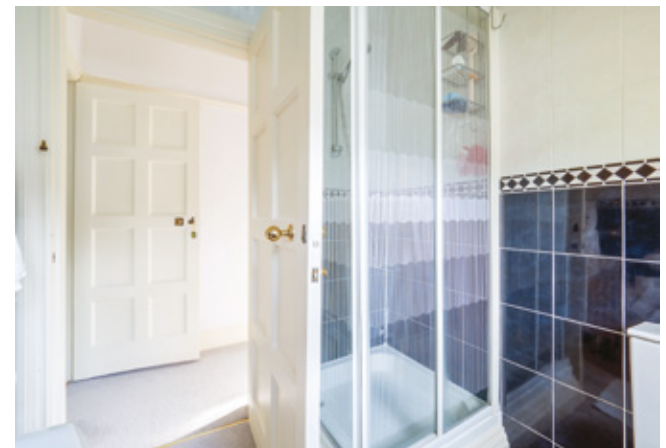




The principal reception rooms include an elegant drawing room with a feature fireplace and a bay window with attractive views over the rear garden, a large dining room with a period fireplace and double doors to the rear garden, a further sitting room with doors opening to the rear gardens and an entertaining room with wooden flooring and a home bar.

The kitchen breakfast room has wooden units beneath a granite worktop and integrated appliances, including an eye-level oven. There is also a large second kitchen/utility room with space for a washing machine, dryer, fridge, and freezer. There is a shower room off the second kitchen.

The first floor has a generous principal bedroom suite with a bay window, fitted wardrobes and an enviable en suite shower room with double sinks. There are two further double bedrooms with en suite shower rooms, three further bedrooms, and a family bathroom with a bath and separate shower. There is a large seated area to the first floor landing with a study/home office off.





**Approximate Gross Internal Floor Area**

House: 428 sq m (4,608 sq ft)

Garage: 28 sq m (302 sq ft)

Total: 456 sq m (4,910 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.



## Gardens and grounds

Outside, Brackenfield is approached via electric gates, giving access to the large driveway, which provides parking for several cars and gives access to the integrated double garage. The property is set back from the road with extensive, well-kept lawned gardens to the front with mature hedges and trees.

To the rear is a large mainly laid to lawn garden well stocked with herbaceous borders and an array of mature trees and hedging to ensure privacy. A formal patio area runs the width of the house and there is a heated swimming pool. The garden complements the range of accommodation at Brackenfield ensures this home works perfectly for a family.







## Services

Mains gas, water, electricity and drainage.

## What3words

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## Viewing

By prior appointment only with the agents.

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway

Stratford-upon-Avon

Warwickshire CV37 6YX

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

**Will Ward-Jones**

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Date: 09 October 2024  
Our reference: STR012412224

## Brackenfield, Poolhead Lane, Tanworth-in-Arden, Solihull, B94 5EH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,250,000

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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