



Green Hollow, Tanworth-in-Arden, Warwickshire





A stunning family home with **extensive gardens** in this sought-after location with a useful home office.

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, Birmingham International Airport and Railway Station 15 miles (InterCity trains to London Euston from 70 minutes), Stratford-upon-Avon 19 miles, Warwick 12 miles, Warwick Parkway Station (Intercity trains to London Marylebone from 69 minutes) (all distances and times are approximate)

Situation

Green Hollow is in an idyllic location, private yet not isolated, a short distance from the village with open fields to the rear. Tanworth-in-Arden is a charming village situated in Warwickshire's attractive rolling countryside. The village has an active community, 13th century parish church, village green, Bell Inn & Restaurant, highly regarded junior school with nursery, village hall with Garden Club, WI with regular events and Tennis Club with 3 all-weather courts. The Birches Medical Centre is also nearby.



4



2



2/3



Double



EPC

C

Tenure

Freehold

Local Authority

Stratford-on-Avon District Council
01789 267575

Council Tax

Band G



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.

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.

There is excellent access to the M42, M6, M40 and M5. In Birmingham are the Symphony Hall, National Indoor Arena, and Hippodrome. Birmingham International Airport and railway station and the National Exhibition Centre are also close by. Ladbrook Park Golf Club is close by, and there is racing at Warwick and Stratford-upon-Avon.

The property

Green Hollow is a beautiful family home within this excellent location. One enters the property via the entrance hall with stairs rising to the first floor and double doors leading to the wonderful triple-aspect drawing room with feature fireplace housing a multi-fuel AGA stove.

The hub of this home is sure to be the stunning open-plan kitchen/living/ dining room. The kitchen area has a great range of wall and base units sitting beneath a corinium worktop and central island with integrated appliances, including an AGA, dishwasher, and fridge freezer. There is ample space for a dining table and seating area. Bifold doors open out to the excellent rear gardens and patio area, ensuring this is the perfect space for those who love to entertain. The ground floor is complemented further via the sitting room/ playroom, pantry, utility, and several cloakrooms. The first floor benefits from a principal bedroom suite with dressing room and luxurious en suite bathroom, three further bedrooms and a family bathroom. A generous landing offers the perfect space for a study area.







Gardens and grounds

Outside, the property is enhanced further via the gated driveway, which allows parking for several cars and gives access to the double garage. Situated at the rear of the garage is a useful home office.

To the rear of the property is an excellent, sizeable garden with wonderful views. With a well-placed patio area and the beautiful covered outdoor dining area, it is clear this garden is perfect for those summer parties. This extensive and mainly laid-to lawn garden has a variety of specimen trees with mature hedging to the boundaries, ensuring privacy and several outbuildings offer plenty of storage for all garden equipment. There is no doubt this idyllic garden works perfectly for a family.

Services

All mains services are connected to the property.





Fixtures and fittings

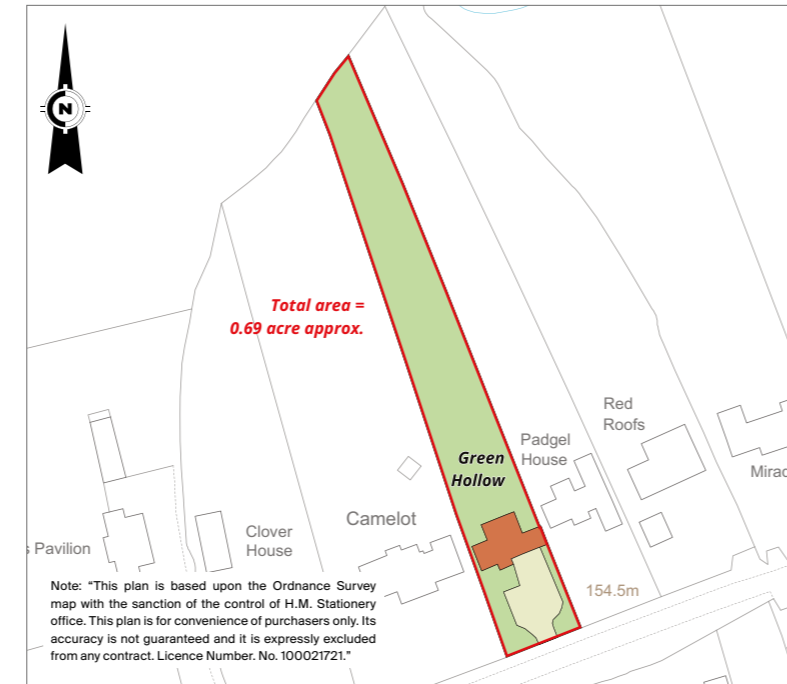
All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions (B94 5AR)

From the M42 (J4) travel south on the A3400. At Hockley Heath, turn right into Spring Lane. After 2.5 miles, turn left towards Tanworth-in-Arden. In Tanworth-in-Arden, pass The Bell on the right-hand side and turn left into Bates Lane. Proceed along Bates Lane out of the village, where Green Hollow will be found on your right.

Viewing

By prior appointment only with the agents.



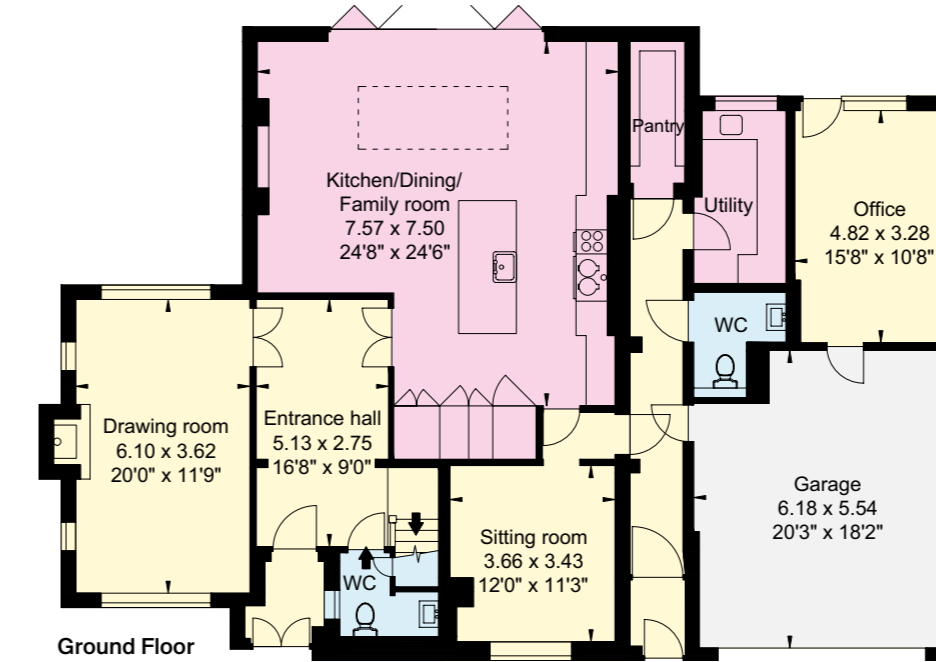
Approximate Gross Internal Floor Area

House: 271 sq m (2,918 sq ft)

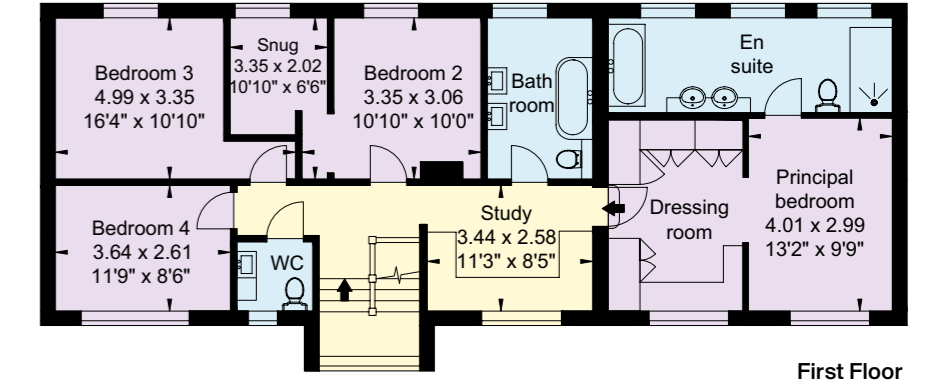
Garage: 32 sq m (345 sq ft)

Total: 303 sq m (3,263 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.



Ground Floor



First Floor



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I would be delighted to tell you more

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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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Date: 16 April 2024
Our reference: STR012413902

Green Hollow, Bates Lane, Tanworth-in-Arden, Solihull, B94 5AR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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