










TIMBERDEL

Broad Lane, Tanworth in Arden, Warwickshire



A DISTINGUISHED FAMILY HOME IN AN EXCEPTIONAL LOCATION

Offering an impressive range of immaculately presented accommodation throughout. This substantial home combines elegance, comfort, and versatility

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Local Authority: Stratford-on-Avon District Council
Council Tax band: G
Tenure: Freehold



THE PROPERTY

Timberdel is a truly wonderful family residence combining refined design with everyday practicality and flexibility.

The ground floor features a spacious entrance hall leading to a dual-aspect drawing room with an elegant fireplace. A separate sitting room offers a cosy retreat, while the dining kitchen forms the heart of the home, complete with bifold doors opening onto the rear gardens and a practical utility room.

Additional highlights include a dedicated home office, a bright conservatory, and a well-equipped home gym.





Upstairs, the property features a luxurious dual-aspect principal bedroom suite, four generously sized bedrooms, a roof terrace, and two stylish bathrooms, offering ample space for the family and guests.

Outside, Timberdel impresses with a gated driveway, double garage, and a beautifully landscaped rear garden. Adding to its allure is a superb leisure complex featuring a swimming pool and changing facilities—ideal for both relaxation and entertaining.





SITUATION

Timberdel offers the perfect blend of rural charm and convenience, just a short distance from the picturesque village of Tanworth-in-Arden. This vibrant community features a 13th-century parish church, village green, post office, and the renowned Bell Inn. Families will appreciate the highly regarded junior school with a nursery, as well as a village hall hosting and a thriving tennis club with three all-weather courts. The Birches Medical Centre is also nearby.

Education options are exceptional, with a wide choice of state, private, and grammar schools, including Stratford-upon-Avon and Alcester grammar schools, Warwick Prep, King's High for Girls, Solihull School, and Bromsgrove School.

The charming market town of Henley-in-Arden is nearby, offering a range of shops, restaurants, and essential services. For more extensive amenities, Solihull's Touchwood Centre, Stratford-upon-Avon's theatres, and Leamington Spa are all within easy reach. Excellent transport links via the M42, M6, M40, and M5 make Birmingham, its airport, and the NEC highly accessible.

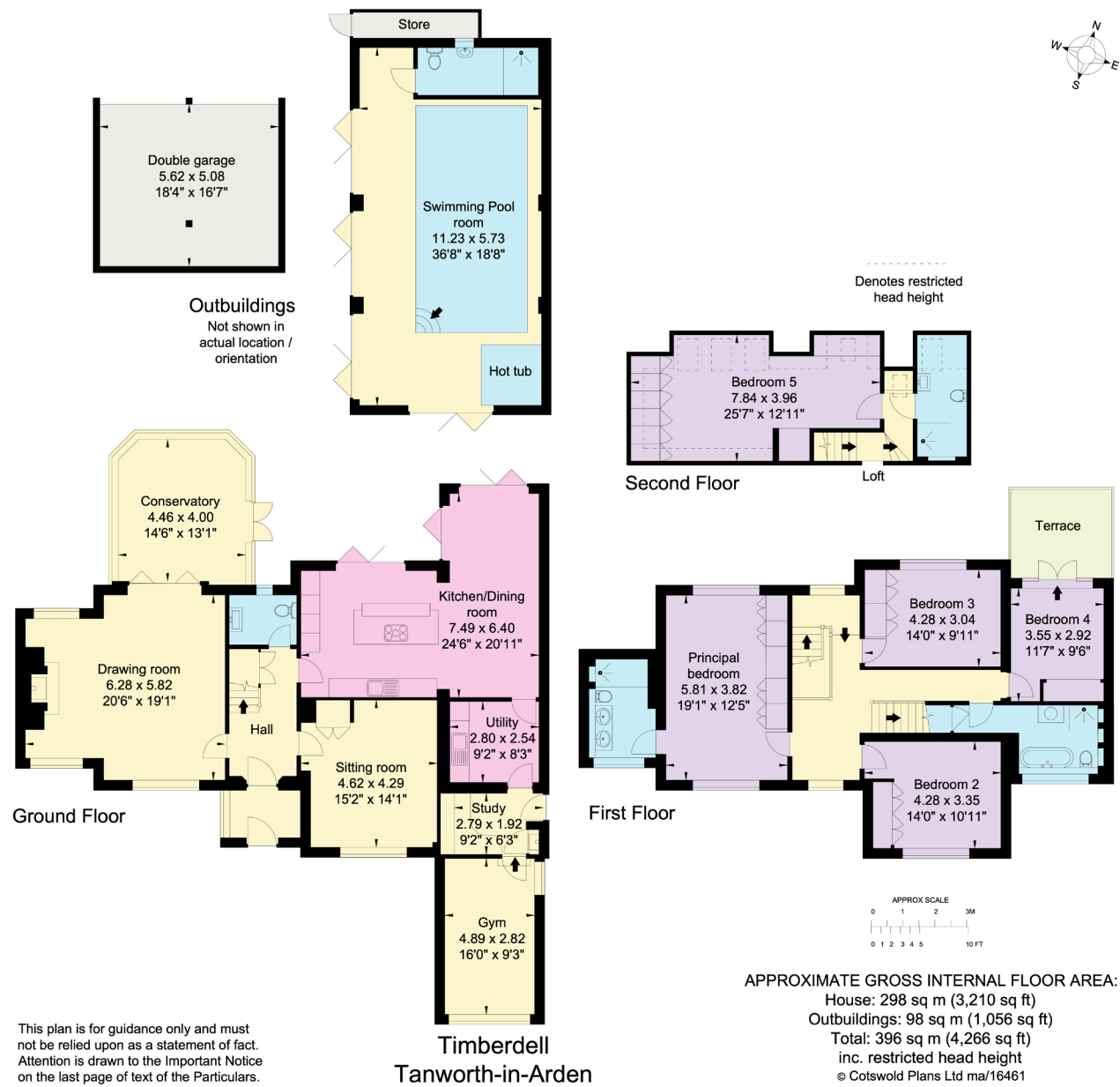




All mains services are connected to the property. Gas central heating.

What Three Words: [///coach.inch.craft](https://www.what3words.com/3w3w-coach.inch.craft)

Viewings by prior appointment only with the agents.



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Date: 15 January 2026
Our reference: STR012489357

Timberdel, Broad Lane, Tanworth-In-Arden, Solihull, B94 5HR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000

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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