



## 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



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 bifolding 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.





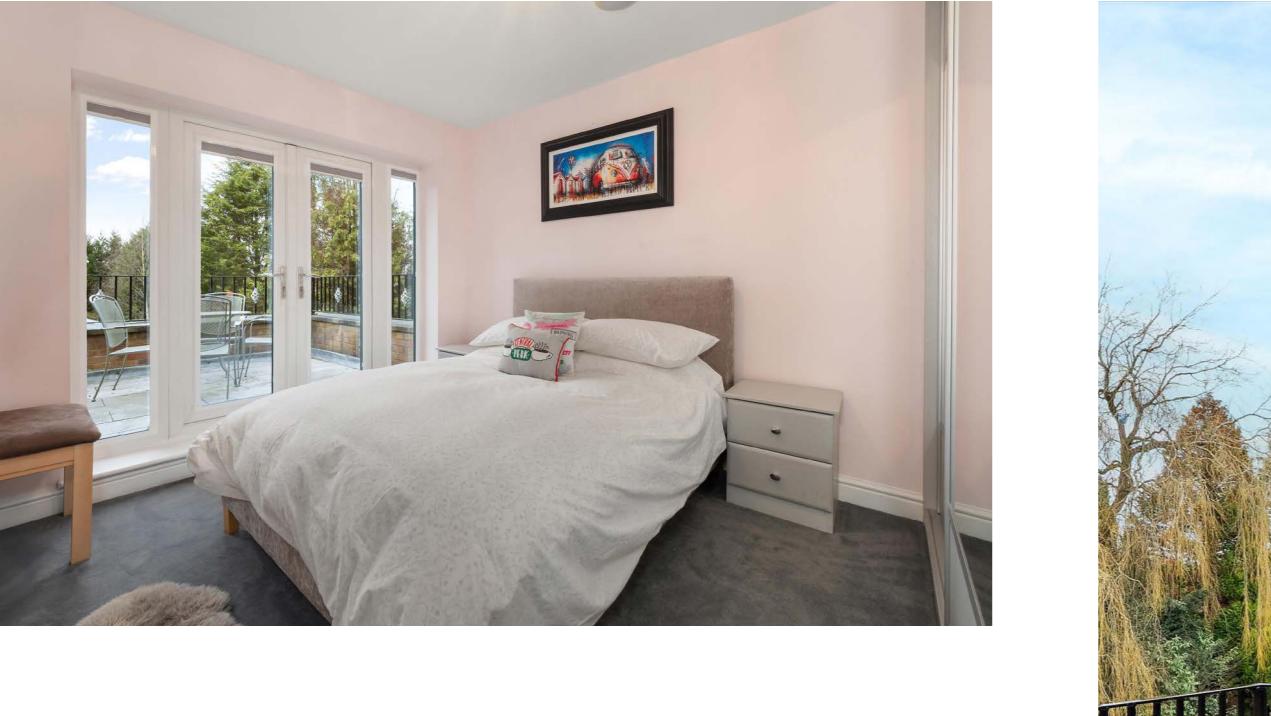
## SITUATION

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.

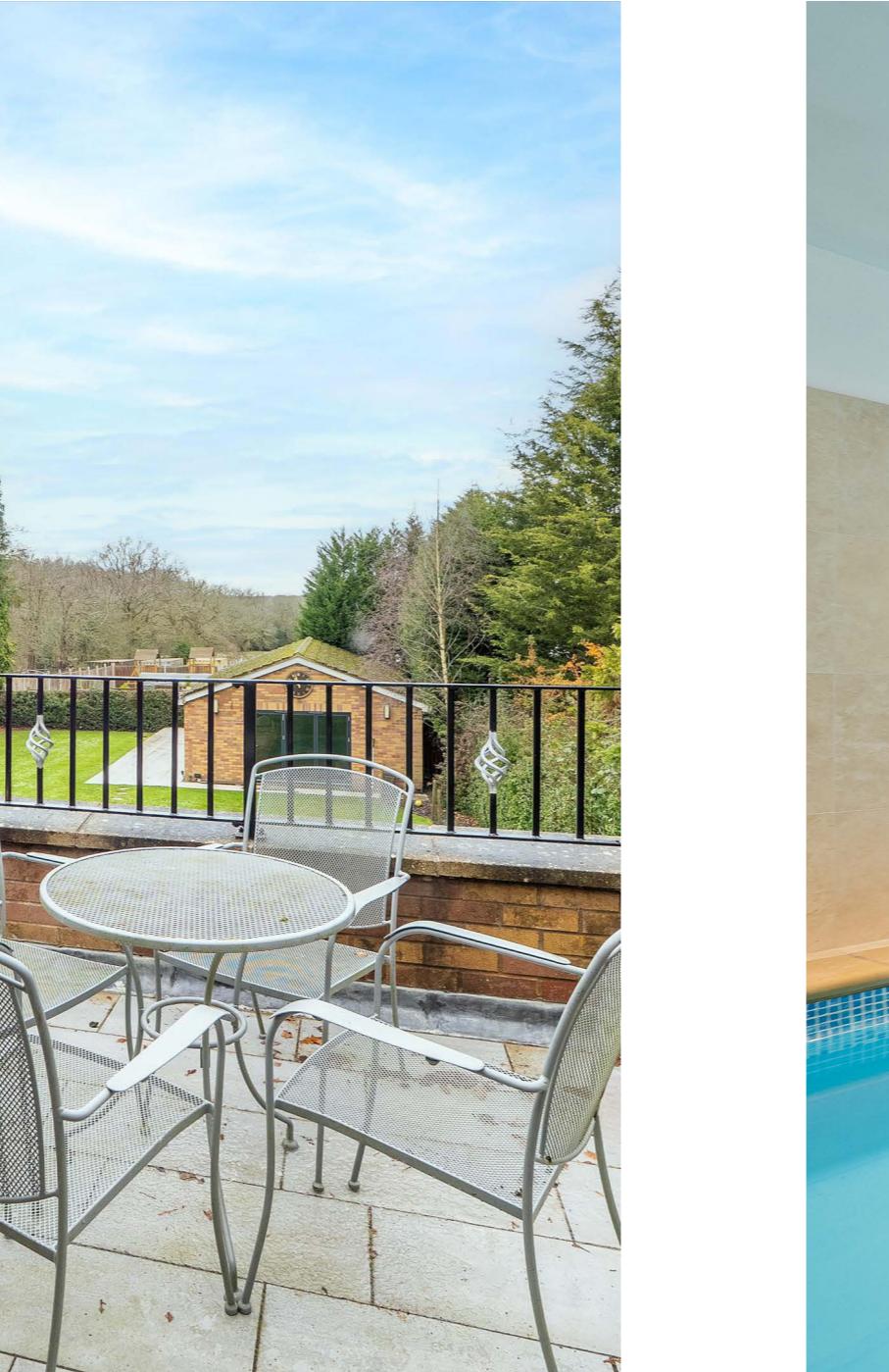




All mains services are connected to the property. Gas central heating.

What Three Words: //coach.inch.craft

Viewings by prior appointment only with the agents.





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 text of the Particulars.

**Timberdell**  
**Tanworth-in-Arden**



**William Ward-Jones**  
01789 2297735  
william.ward-jones@knightfrank.com

**Knight Frank**  
Bridgeway House, Stratford-upon-Avon, CV37 6YX

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. References etc: Any reference to fixtures, fittings, services, appliances, etc. or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: All 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. 6. VAT: The VAT position relating to the property may change without notice. 7. Tidiness: We do not accept personal data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated January 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC39343. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.





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.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](http://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

A handwritten signature of the words 'Knight Frank' in a cursive, black font.

### KNIGHT FRANK LLP

Enc:

**William Ward-Jones**  
Partner, Office Head  
+44 1789 206 951  
[william.ward-jones@knightfrank.com](mailto:wiliam.ward-jones@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

**[knightfrank.co.uk](http://knightfrank.co.uk)**

**Your partners in property**

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24