



ALLERTON

Tanworth-in-Arden, Warwickshire



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 (trains to London Marylebone from 69 minutes), Birmingham International Airport and Railway Station 15 miles (trains to London Euston from 70 minutes), Stratford-upon-Avon 19 miles. (Distances and times approximate)

A BEAUTIFUL FAMILY HOME OF NEARLY 5,726 SQ FT ON A COVETED PLOT BACKING ON TO THE GOLF COURSE.

This exceptional residence offers spacious and versatile living perfectly suited to modern family life.

In all about 0.70 acre



Services: Mains gas, water, electricity and drainage. Air source heat pumps.

What three words: //notice.undulation.hiking

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council

Council Tax Band: I

Viewing: By prior appointment only with the agents

SITUATION

Tanworth-in-Arden is a vibrant and welcoming community. The village offers a wealth of amenities, including a historic 13th-century parish church, a delightful village green, a post office, and the popular Bell Inn with an acclaimed restaurant. Families will appreciate the highly regarded junior school with nursery facilities, while the village hall hosts the garden club, Women's Institute with regular events, and a tennis club featuring three all-weather courts. The nearby Birches Medical Centre ensures convenient healthcare access.

Just a short distance away is the attractive market town of Henley-in-Arden, which provides a variety of shops and leisure facilities. For broader retail and cultural experiences, Solihull's Touchwood shopping centre, Stratford-upon-Avon's renowned theatres and Shakespearean heritage, Redditch and Leamington Spa are all easily accessible.

Education options in the area are outstanding, with a diverse selection of state, private, and grammar schools to suit most needs. This includes grammar schools in Stratford-upon-Avon and Alcester, prestigious prep and public schools in Warwick, including King's School for Girls, as well as well-regarded institutions such as Solihull Public School and Bromsgrove School.

Commuters benefit from excellent motorway links via the M42, M6, M40, and M5. Birmingham's cultural highlights—Symphony Hall, National Indoor Arena, and Hippodrome—are within reach, alongside Birmingham International Airport, railway station, and the National Exhibition Centre. Leisure options abound with Ladbrook Park Golf Club nearby and racecourses at Warwick and Stratford-upon-Avon close at hand.

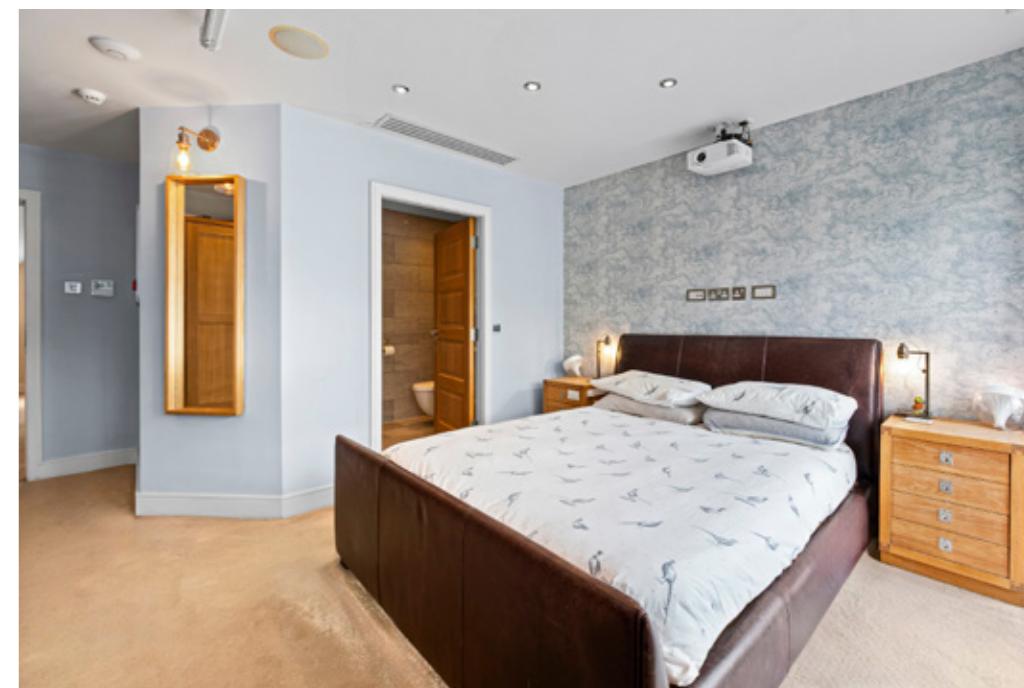
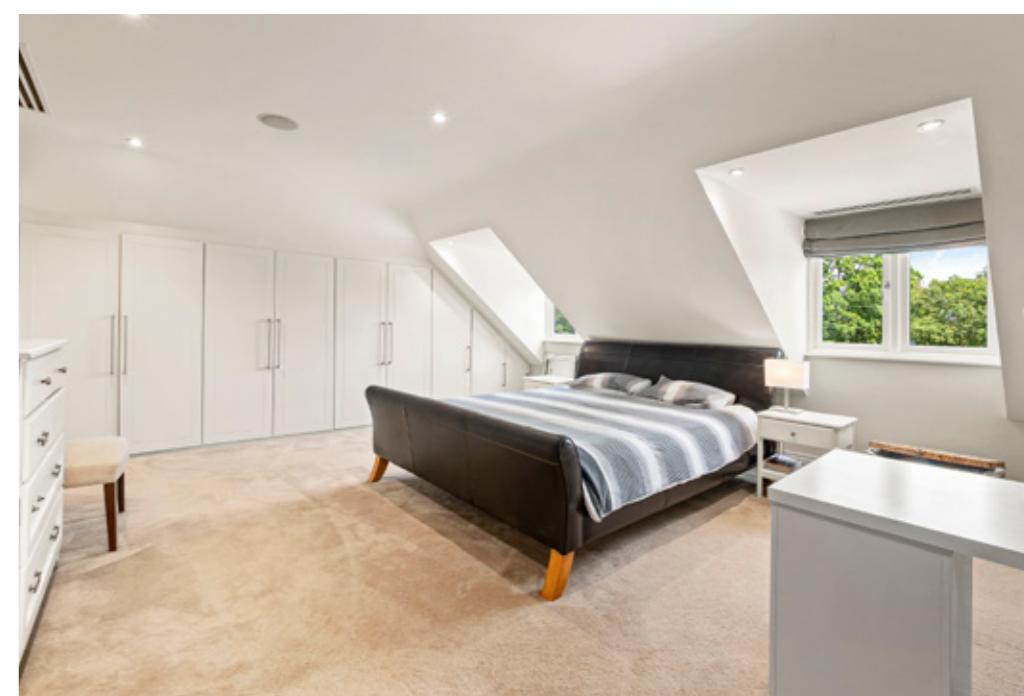
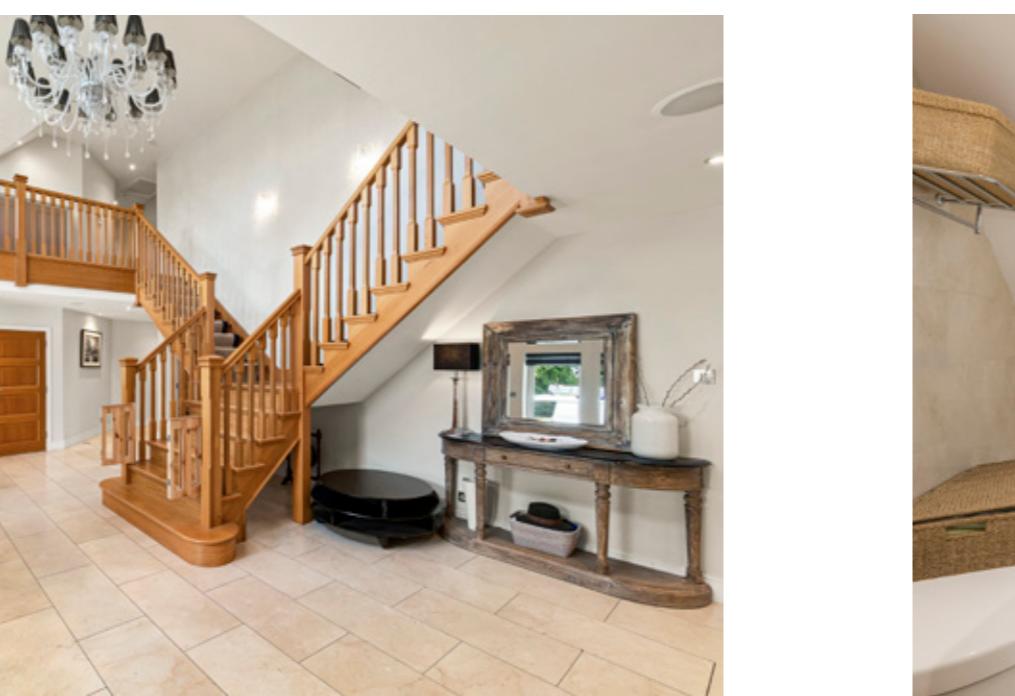


THE PROPERTY

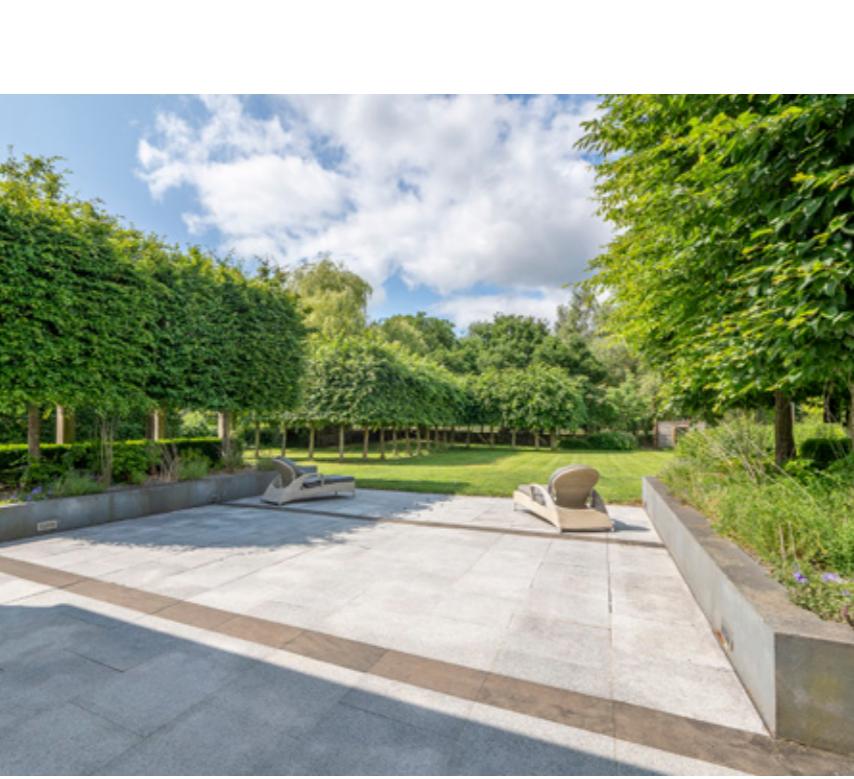
Set within a substantial and impressive plot in one of Warwickshire's most desirable villages, this beautifully presented family residence offers spacious, flexible living designed for modern lifestyles. Combining generous proportions, superior finishes, and a prime location. The ground floor features elegant reception rooms, including a welcoming sitting room, formal dining room, private study, and a wonderful open-plan kitchen/dining/living space – the vibrant heart of the home, perfect for family life and entertaining. Additionally, a versatile gym/party room adds a unique lifestyle dimension to this outstanding property.

Upstairs, the luxurious principal bedroom suite offers a tranquil retreat complete with a generous dressing room and a stylish en suite bathroom. Four further double bedrooms provide ample accommodation for family and guests, with three benefiting from their own en suite bathrooms, complemented by a well-appointed family bathroom. Externally, this impressive property benefits from a spacious gated driveway providing ample parking for multiple vehicles and direct access to the integral garage.

To the rear, the property features a stunning garden, predominantly laid to lawn and beautifully framed by mature trees and herbaceous shrub beds. Backing directly on to the golf course, this outdoor space offers a true golfer's paradise while providing a tranquil and idyllic setting for family life. Multiple patio areas allow enjoyment of the sun throughout the day, making the garden ideal for both relaxation and entertaining guests.











Denotes restricted head height



Outbuilding

Not shown in actual location / orientation



Outside seating area

18.65 x 4.40
61'2" x 14'4"



Garage

6.23 x 5.98
20'4" x 19'6"



Porch



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



Study



Sitting room



Reception hall



Kitchen/Dining room



Drawing room



Utility



WC



We would be delighted
to tell you more.

William Ward-Jones
01789 206 951
william.ward-jones@knightfrank.com

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

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. Neither Knight Frank nor 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. Regulations etc: Any reference to alterations to, 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: 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. 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 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. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 11 December 2025
Our reference: STR012596524

Allerton, Poolhead Lane, Tanworth-in-Arden, Solihull, B94 5ED

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,999,999.

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. 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

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