



Vicarage Hill, Tanworth-in-Arden, Solihull, B94 5EA

£2,250,000

The logo for Arden Estate Agents features a stylized green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

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Petherton presents a remarkable opportunity for those seeking a truly exceptional property, situated in the highly sought after location of Tanworth-In-Arden, Solihull. This six-bedroom residence spans three floors and has been meticulously renovated and restored to an exceptionally high standard, blending traditional and contemporary design. Positioned on 2.0 acres (approx.) of idyllic south facing grounds, this grand country home boasts 3800 sq. ft of accommodation including a well appointed kitchen/diner, two reception rooms, three bathrooms and a double garage. In addition, this property benefits from a summer house, natural wildlife pond, stables with paddock and captivating views of rolling fields on all sides. Whilst situated on a secluded plot, this residence is within easy reach of nearby shops, amenities and schooling.

Located in the heart of the home is the well-appointed kitchen/diner/family room, adorned with country charm. This kitchen benefits from underfloor heating, solid wood cabinetry and oak worktops, Belfast sink, four-oven AGA and integrated Siemens oven, hob and Bosch dishwasher. This substantial room enjoys a formal dining area with space for dining table and chairs, with a further sitting area featuring a log burning stove - the perfect space to enjoy reading or relaxing - complete with French doors to the property grounds. Adjoining the kitchen/diner is a fully fitted utility room providing plumbing for washing appliances, further storage cupboards, and internal door to the double garage.





Situated on a generous 2.0 acre (approx.), the property boasts picturesque south-facing rear gardens complete with a large patio and gas fire pit, vast lawn and a range of mature shrubs, trees and planting. The garden is complete with a summer house, pond, stables and greenhouse - all provided with power and water.

Tanworth-in-Arden is a delightful and sought after village well situated for quick access to Henley in Arden (4 miles), Redditch (6 miles), Stratford upon Avon (9 miles), Solihull (8 miles) and Hockley Heath (4 miles). The village contains a good range of amenities including a local inn and picturesque parish church. In addition, Tanworth-in-Arden boasts a junior and infant school as well as the renowned Ladbroke Park Golf Club and is well placed for access on to the M40 and M42 motorways which, in turn, provide links to the M1, M6 and M5.

The entrance to the property benefits from retractable bollards and electric gates, enhancing privacy and security, with access to the double garage and EV charging point, as well as space for several cars. The property has a fully monitored security system and CCTV cameras.





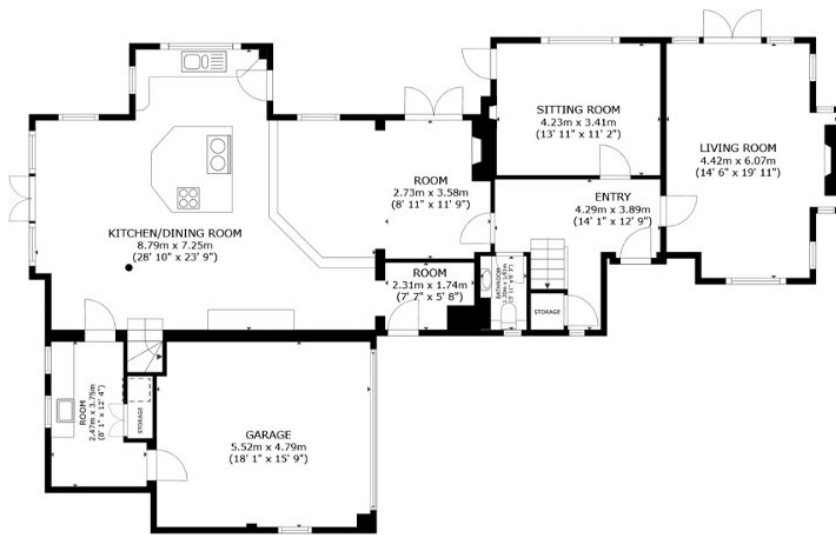
Upon entry, the grand hallway with oak staircase opens onto two reception rooms, including a sitting room, as well as a formal lounge with decorative inglenook fireplace, bay window and French doors to the rear grounds. There is also access to a downstairs cloak and under-stairs storage.

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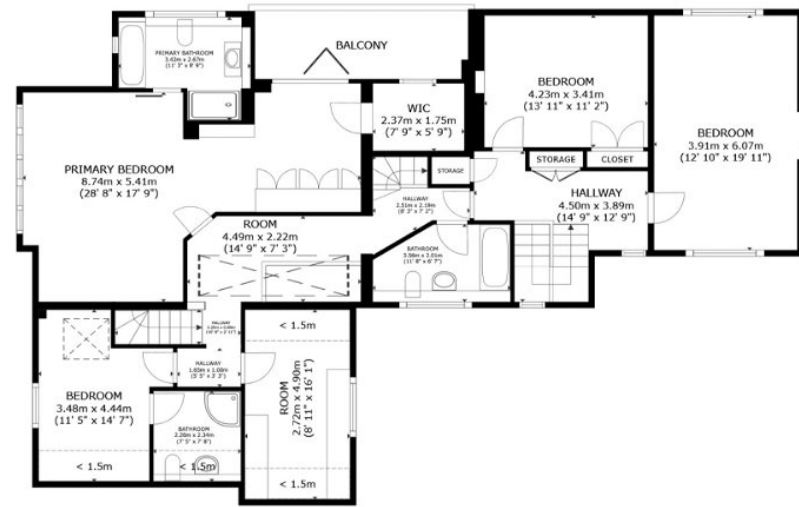
As you ascend the staircase, you'll be greeted with natural light from the vaulted lantern ceiling. Doors from the hallway radiate off to the generous sleeping accommodation and family bathroom with underfloor heating. The sumptuous master bedroom benefits from fitted cabinetry, a separate dressing room and contemporary en-suite with underfloor heating. This fabulous room is complete with bi-fold doors to a balcony overlooking the property grounds.

A staircase ascends to the second floor where you'll find a further generously apportioned bedroom.

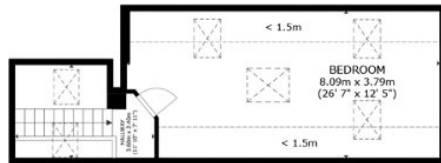




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR 136.0 m² (1,464 sq.ft.) FLOOR 1 154.9 m² (1,667 sq.ft.) FLOOR 2 25.0 m² (269 sq.ft.)
 EXCLUDED AREAS : GARAGE 26.2 m² (283 sq.ft.) BALCONY 9.8 m² (106 sq.ft.) REDUCED HEADROOM 20.7 m² (223 sq.ft.)
 TOTAL : 315.8 m² (3,400 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



For more information on this house or to arrange a viewing please call the office on:

0121 745 5888

Alternatively, you can scan the QR to view all of the details of this property online.

