



Arden Conifers

Tanworth in Arden

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property consultants

Situated on a sought-after road in a rural village. Stunning 4 bedroom detached property with an admirable setting.

**ARDEN CONIFERS
VICARAGE HILL
TANWORTH IN ARDEN
WARWICKSHIRE
B94 5EA**

Summary

Perfectly sat back away from the road stands Arden Conifers, protected by mature conifer trees which screen and create privacy at the front of the property. Built, refurbished and extended to a luxury standard in the countryside on a quiet lane with excellent links of transport nearby. This stunning home sits in a generous plot on a highly desirable road of Vicarage Hill. This beautiful home has been finished to a high standard throughout.

Ground Floor

The enticing double-atrium entrance hall is an exquisite feature which projects the light seamlessly throughout the downstairs space, engaging the spacious walk way. An open plan living room / diner and kitchen space acts as the centre piece to this beautiful family home. A second living space which would be hugely beneficial as a snug-room with an office space adjoining to this. A downstairs cloakroom and storage space situated in the downstairs hallway. Finally, completing the ground floor is the first bedroom which is perfect for elderly or less mobile guests, with adequate space for wardrobes, which is also fitted with a luxury en-suite.

First Floor

On the first floor a vaulted ceiling welcomes you. On your left there is an impressive principle bedroom suite complete with a Juliet balcony overlooking the garden space, also fitted with a dressing room and another luxury en-suite. There are 2 further double bedrooms to the first floor one of which has an en-suite and another Juliet balcony and the other double bedroom, with adequate room room space, windows overlooking the front garden and the mature conifer trees.

Outside

Outside space gives you comfort, relaxation and privacy at its finest. The private, south-facing rear garden has been thoroughly landscaped which provides a beautiful patio space perfect for entertaining family and friends. Lawned area and raised beds surround the perimeter of the gardens. The front of the grounds provides a large lawned area with sufficient parking of up to 7 cars. Large mature conifers gives calming privacy Planning permission has also been granted for gates.

Location

The village is a delightful, popular village with an active community. The village has a range amenities including a post office, a doctors' surgery, The Bell Inn & Restaurant and a tennis club. There is an excellent range of state, private and grammar schools in the area. Wood end Train Station is a five minute walk which gives you direct access to Birmingham City Centre and Stratford-upon-Avon. Excellent motorway access via the M40, M42, M5 and M6. Birmingham International Airport and railway links to London and other cities.

Local Authority

Stratford upon Avon

EPC rating

Rating D

Services

Mains gas and electric, private drainage

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

















Arden Conifers, Vicarage Hill Tanworth-in-Arden, Solihull
 Approximate Gross Internal Area
 Main House = 259 Sq M/2791 Sq Ft
 Garage = 44 Sq M/477 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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