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**CEDARWOOD
TANWORTH IN ARDEN
B94 5HH**

This remarkable property, architecturally influenced by Frank Lloyd Wright, has been meticulously updated by its current owners to offer a harmonious blend of modern living and classic design, with a stunning backdrop of perfectly landscaped gardens and golf course views.

CEDARWOOD

Proudly set back from the road, the house welcomes you with its gated entrance and a beautifully landscaped fore garden. The spacious hallway flooded with natural light, leads you to an array of well-appointed living spaces. The heart of the home is the open-plan kitchen diner, equipped with sleek, handleless units, high-end appliances, and glossy granite worktops. This area seamlessly connects to the garden, offering a perfect setting for both daily living and entertaining.

The ground floor also includes a charming living room, fully fitted office, a utility room, and a boot room. A standout feature is the spacious downstairs bedroom suite, opening up onto the patio and gardens, providing a serene retreat within the home. A large workshop adjacent to the double garage offers potential for a spice kitchen or hobby space. Upstairs, the airy landing leads to a magnificent principal bedroom suite with full-height windows offering stunning views of the garden and golf course. Two additional bedrooms share a modern bathroom, providing ample space for family or guests.

The rear garden is a masterpiece of landscaping, featuring a central water feature, a large entertaining patio, and a summer house with a sun deck. As a golf club member, you would have direct access to Ladbrook Park Golf which adds to the allure.





The moment you step into the spacious hall, you are greeted by an abundance of light flowing through the property. To the left, a fully fitted office provides a quiet space for work, while to the right, a lovely living room with a feature fireplace invites relaxation.





The highlight of the ground floor is the expansive open-plan kitchen diner that stretches across the rear of the property. This chef's delight is equipped with sleek handleless units, high-end appliances, and glossy granite worktops, making it both functional and stylish. Adjacent to the kitchen is a large utility room and a boot room, perfect for managing the aftermath of muddy walks with kids or pets. Whilst the far end features a cosy snug over looking the wonderful garden.



The ground floor also boasts a fantastic downstairs bedroom suite, featuring extensive wardrobes and a luxurious en-suite bathroom. This suite has two sets of double doors that open onto the patio and garden, creating a seamless indoor-outdoor living experience. Additionally, a large workshop, which could be converted into a spice kitchen for the cooking enthusiasts in the family, is conveniently located next to the double garage.



Gracing the top floor is a fantastic principal bedroom suite. The expansive room frames the views onto the garden and golf course perfectly with its full height picture windows. His and Hers walk-in wardrobes are a treat, whilst the large luxury bathroom complete this wonderfully living space.





Off the delightful landing, two further bedrooms, one a generous double and a lovely single, both benefit from the modern shared family bathroom.







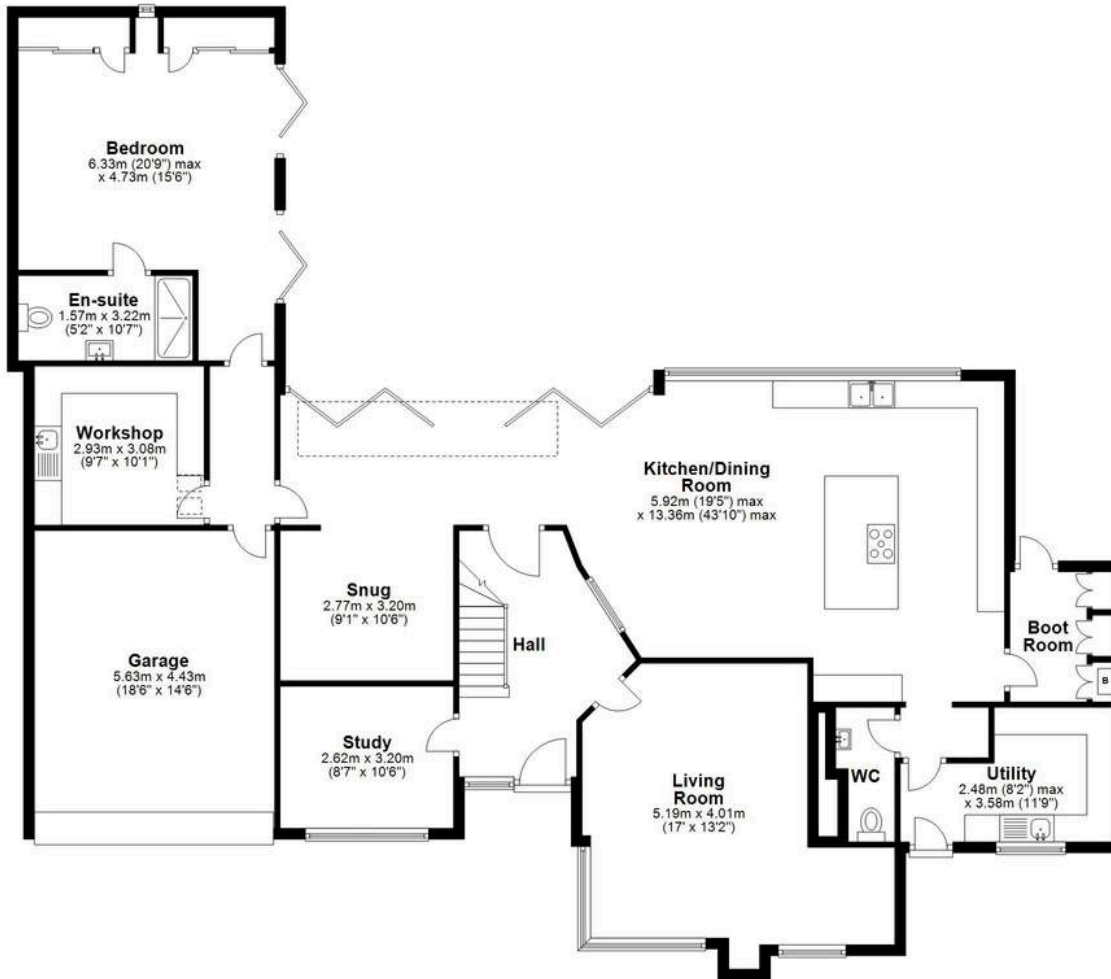
Set well back from the road, the property boasts a gated entrance and a block-paved drive with ample parking for numerous cars. The rear garden is a true oasis, beautifully landscaped with a central water feature and a large entertaining patio. The garden also includes a summer house with a sun deck, perfect for relaxing on warm days.

A unique feature of this home is, if accepted as a member you would have direct access to Ladbroke Park Golf Course, making it an ideal home for golf enthusiasts.



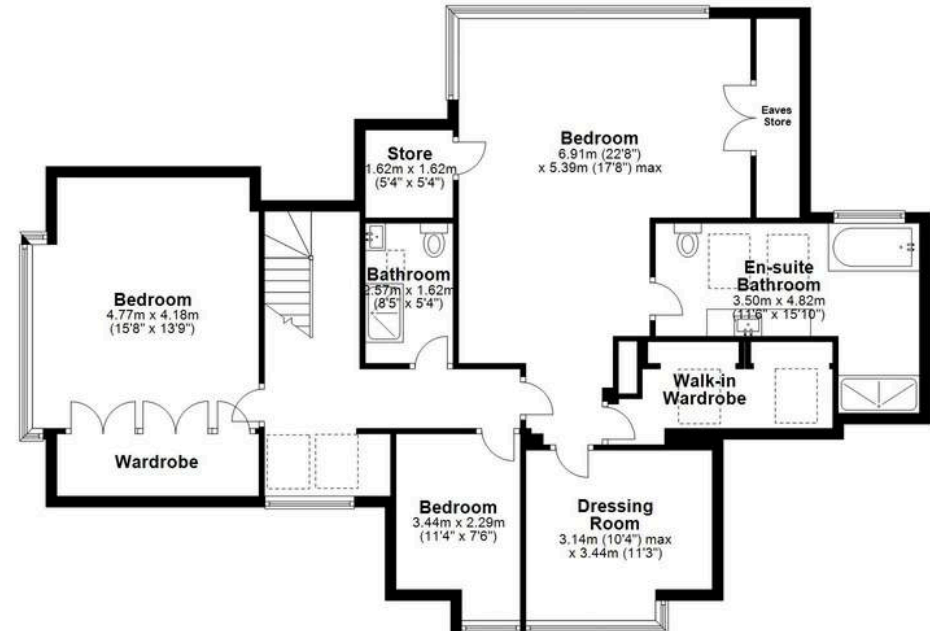


Ground Floor
Approx. 195.9 sq. metres (2108.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	69	80
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor
Approx. 117.2 sq. metres (1261.7 sq. feet)



Total area: approx. 313.1 sq. metres (3369.9 sq. feet)

FEATURES

- Private Gated Entrance
- Four Bedrooms
- Three Bathrooms
- Landscaped Fore Garden
- Luxurious Open-Plan Kitchen Diner
- Luxury Principal Suite with His/Hers Walk-In Wardrobes
- 1/2 Acre Plot
- Landscaped Rear Garden
- Direct Golf Course Access as a member of Ladbrook Park Golf Course

SIZE Total - 3,370 sq ft

TENURE Freehold

STRATFORD UPON AVON DISTRICT COUNCIL - G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	46 Mbps	8 Mbps

Network in the area: OpenReach

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Tanworth-in-Arden is a delightful, popular village with an active community. The village has a good range of amenities including a reputable Junior and Infant school, a doctors' surgery and good public houses including The Bell Inn, which overlooks the village green. Well placed to access the M40, M42 and M6 motorways networks, with the mainline train station just a 15 minute walk away. The NEC and Birmingham Airport are a 20 minute drive. Cedarwood backs onto the prestigious Ladbrook Park Golf Club and is very well positioned in a calm, peaceful and tranquil setting - the location is indeed, quite special.

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premium@dmandcohomes.co.uk