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**ARDEN CLOSE
BROAD LANE
TANWORTH-IN-ARDEN
B94 5HQ**

Proudly set back from the road, approached through gated entrance, this imposing, substantially updated and renovated, seven-bedroom family home spans over 6,100 sq ft. Featuring an impressive drive, outstanding modern breakfast kitchen diner, indoor swimming pool, and original period touches, this well-maintained property offers space, charm, and an ideal family setup.

ARDEN CLOSE

Set within a spacious plot and framed by a sweeping driveway, this beautifully presented seven-bedroom home offers over 6,100 sq ft of meticulously crafted living space. The thoughtful renovations bring together period features, like characterful beams and feature fireplaces, with contemporary luxuries, including an expansive breakfast kitchen, a dedicated spice kitchen, and high-end appliances. An indoor swimming pool complex and a dedicated games room add further appeal, making this a home designed for both entertaining and relaxing. Downstairs, the layout flows seamlessly, from the welcoming entry hall to multiple living and dining areas. The dual-aspect kitchen-diner serves as the heart of the home, with a focal island and premium storage solutions, while the cosy lounge and dining room offer retreats for quieter moments. Upstairs, each of the bedrooms is spacious, with four enjoying private en-suites and a principal suite replete with a dressing room and luxury bathroom. Outdoors, the landscaped garden provides privacy, enhanced by a pergola, greenhouse, and member access to Ladbrook Park Golf Course.





Entering through the covered carport, you are welcomed into an inviting hallway that flows effortlessly into the open-plan kitchen-diner. This beautifully extended space, fitted to an exceptional standard, boasts a large island with both gas and induction hobs and a breakfast bar. High-end appliances, including a full-height drinks fridge, deliver a blend of practicality and elegance. The accompanying spice kitchen serves as a secondary culinary space, ideal for fragrant or large-scale cooking.





Adjacent to the kitchen, a cosy lounge features an impressive inglenook fireplace and classic beams, creating a warm atmosphere, while a dedicated TV area extends off the kitchen, leading to the indoor swimming pool complex, which is complete with WC, shower, and changing room facilities. Across from the main entrance, a versatile games room, currently outfitted with a pool table and projector screen, provides an ideal setup for hosting or relaxing.







Upstairs, seven spacious bedrooms offer comfort and style, with one currently serving as a generous home office. Four of the bedrooms have been fitted with modern en-suite bathrooms, while a Jack and Jill bathroom serves the remaining bedrooms. The principal bedroom suite is the highlight of the floor, featuring a striking re-fitted layout with a concealed dressing area and outstanding luxury bathroom, which includes a spacious shower and freestanding bath. An upper-level laundry room adds convenience, providing ample space to meet all family needs. Additionally, a secondary staircase connects the upper floor directly to the pool area, enhancing accessibility.











The rear garden offers a secluded retreat, predominantly laid to lawn and lined with raised beds and mature plants. The breakfast kitchens bi-folds doors can be completely opening up to enjoy the large patio area during the summer months.

A charming wisteria-clad pergola leads to a hidden garden area, with its discreet gate onto the lush fairways of Ladbrook Park Golf Club.

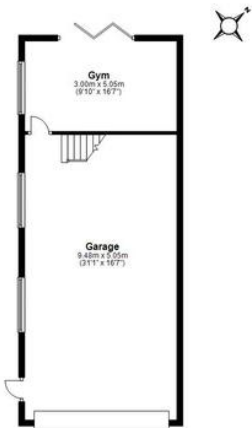
A separate tandem garage, with mezzanine level offers additional storage, while a home gym provides an area for fitness without leaving the property.



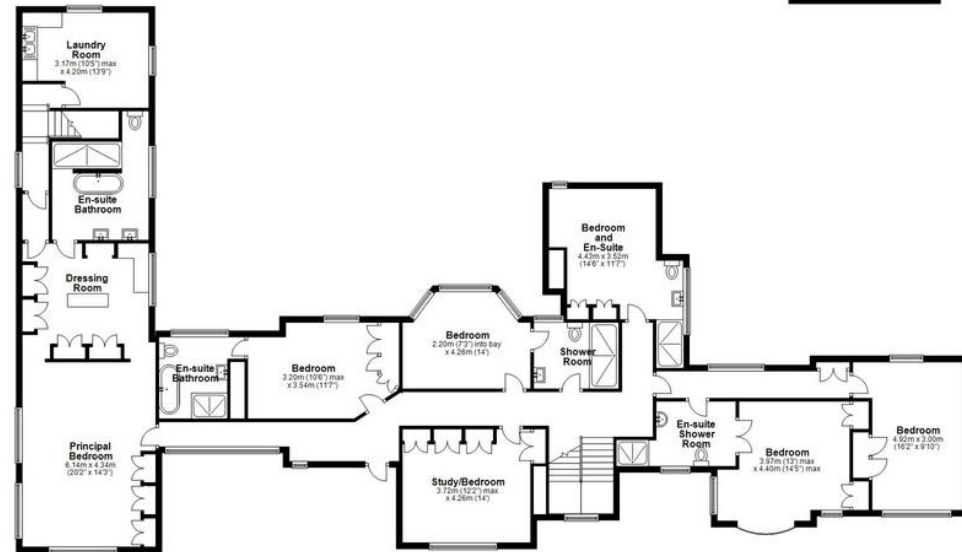


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	73
England & Wales	EU Directive 2002/91/EC	

Ground Floor
 Main area approx. 341.8 sq. metres (3481.1 sq. feet)
 Plus garage area, 84.0 sq. metres (901.1 sq. feet)



First Floor
 Main area approx. 237.0 sq. metres (2555.1 sq. feet)
 Plus garage area, 84.0 sq. metres (901.1 sq. feet)



Main area: Approx. 572.8 sq. metres (6165.2 sq. feet)
 Plus garage, approx. 31.7 sq. metres (341.2 sq. feet)
 Plus weight room, approx. 15.3 sq. metres (165.1 sq. feet)

This floor plan is for illustration purposes only; it is not intended to be a measured/surveyed survey or comply with RICS guidelines. All measurements (including total floor area and openings, orientation and floor area are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or misstatement.
 Plan produced using Planity

FEATURES

- Gated Entrance And Sweeping Drive
- Seven Spacious Bedrooms
- Indoor Swimming Pool Complex
- Expansive Breakfast Kitchen Living Space
- Dedicated Spice Kitchen
- Upper-Level Laundry Room
- Versatile Games Room
- Landscaped Gardens
- Direct Members Access To Ladbroke Park Golf Club

SIZE Total - 6,165 sq ft

TENURE Freehold

STRATFORD UPON AVON DISTRICT COUNCIL – H

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	16 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

Network in the area: BT, EE, Vodafone

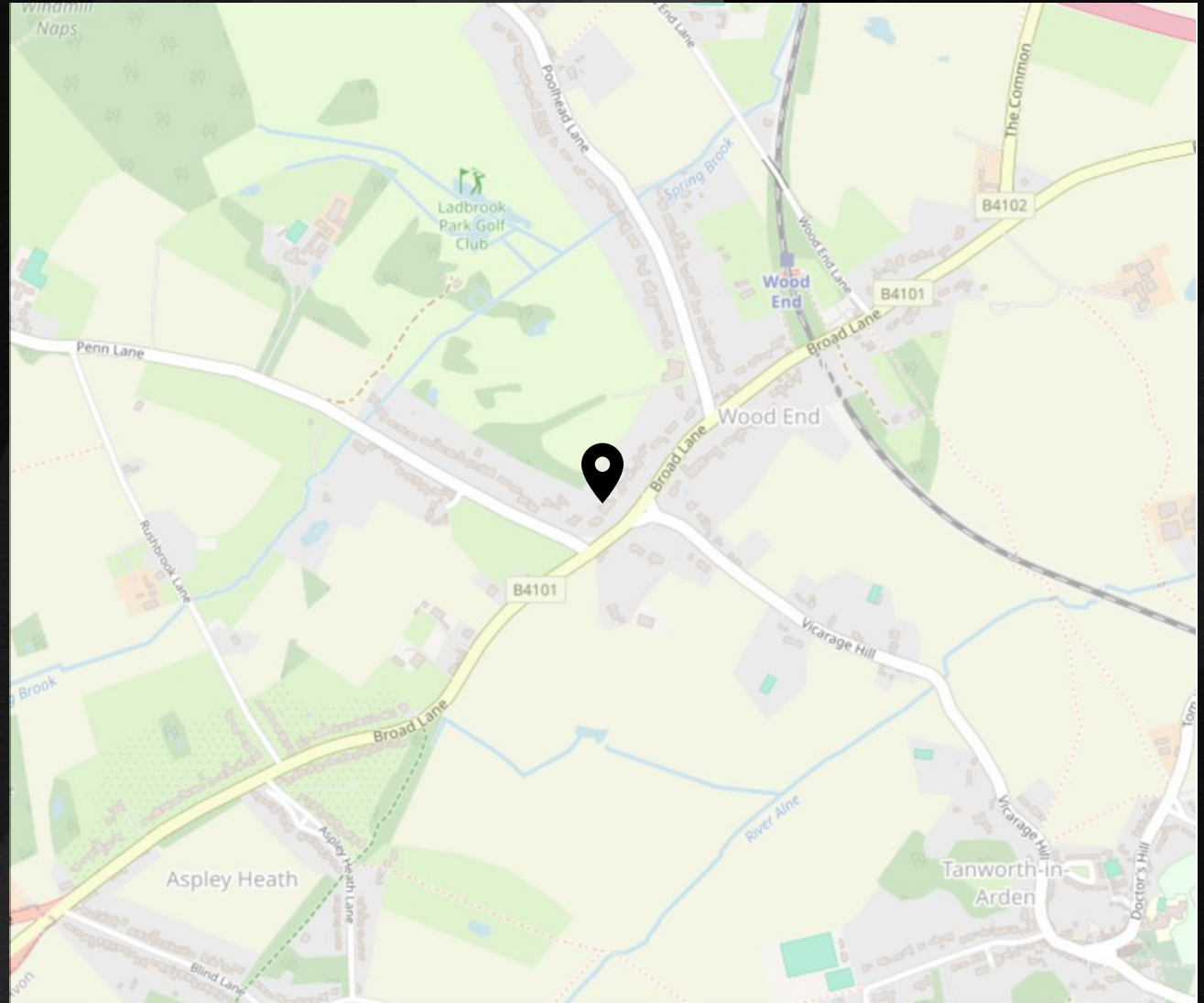
VIEWING

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

Positioned in a desirable rural setting, this home enjoys the tranquillity of Tanworth-in-Arden, with easy access to both village amenities and open countryside. Residents benefit from a welcoming community atmosphere and proximity to local schools, walking trails, and excellent transport links. With nearby golf greens and recreational spots, the area perfectly balances rural charm and modern convenience.

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Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

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