



## MARVERN VIEW

TANWORTH-IN-ARDEN, SOLIHULL

CONTEMPORARY NEW BUILDS  
WITH COUNTRYSIDE CHARM

■ MARVERN VIEW DEVELOPMENT





## IDYLIC COUNTRYSIDE LIVING WITH MODERN CONVENIENCES

### TIMELESS VILLAGE CHARM MEETS EFFORTLESS COMMUTER CONVENIENCE

Set amidst the rolling Warwickshire countryside, Tanworth-in-Arden offers an idyllic blend of rural tranquillity and refined living. This picturesque village is renowned for its historic charm, featuring a traditional village green, the Grade I listed 14th-century Church of St Mary Magdalene and a strong sense of community .

For those seeking seamless connectivity, Wood End railway station is just a short stroll away, providing direct links to Birmingham and Stratford-upon-Avon. Culinary delights await at The Warwickshire Lad, a distinguished country pub known for its exceptional home-cooked cuisine, real ales, and inviting atmosphere

Whether you're enjoying a leisurely walk through scenic landscapes or indulging in local gastronomy, Tanworth-in-Arden embodies the perfect balance of countryside serenity and modern convenience.

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## CONTEMPORARY NEW BUILDS WITH COUNTRYSIDE CHARM

### A STYLISH, HARMONIOUS ADDITION TO TANWORTH-IN-RDEN

Welcome to Marvern View – a rare opportunity to own one of just two exceptional new-build homes, nestled along one of Tanworth-in-Arden's most prestigious lanes. Each property offers just under 3,500 sq ft of luxurious living space, combining classic design with cutting-edge technology in an idyllic countryside setting.

Set behind a private gated entrance and surrounded by generous gardens, these homes offer a seamless blend of space, style, and practicality. Inside, bespoke Mood kitchens with Neff appliances, quartz worktops, and a dedicated pantry/coffee station set the tone for everyday luxury, complemented by herringbone Amtico flooring and oak staircases.

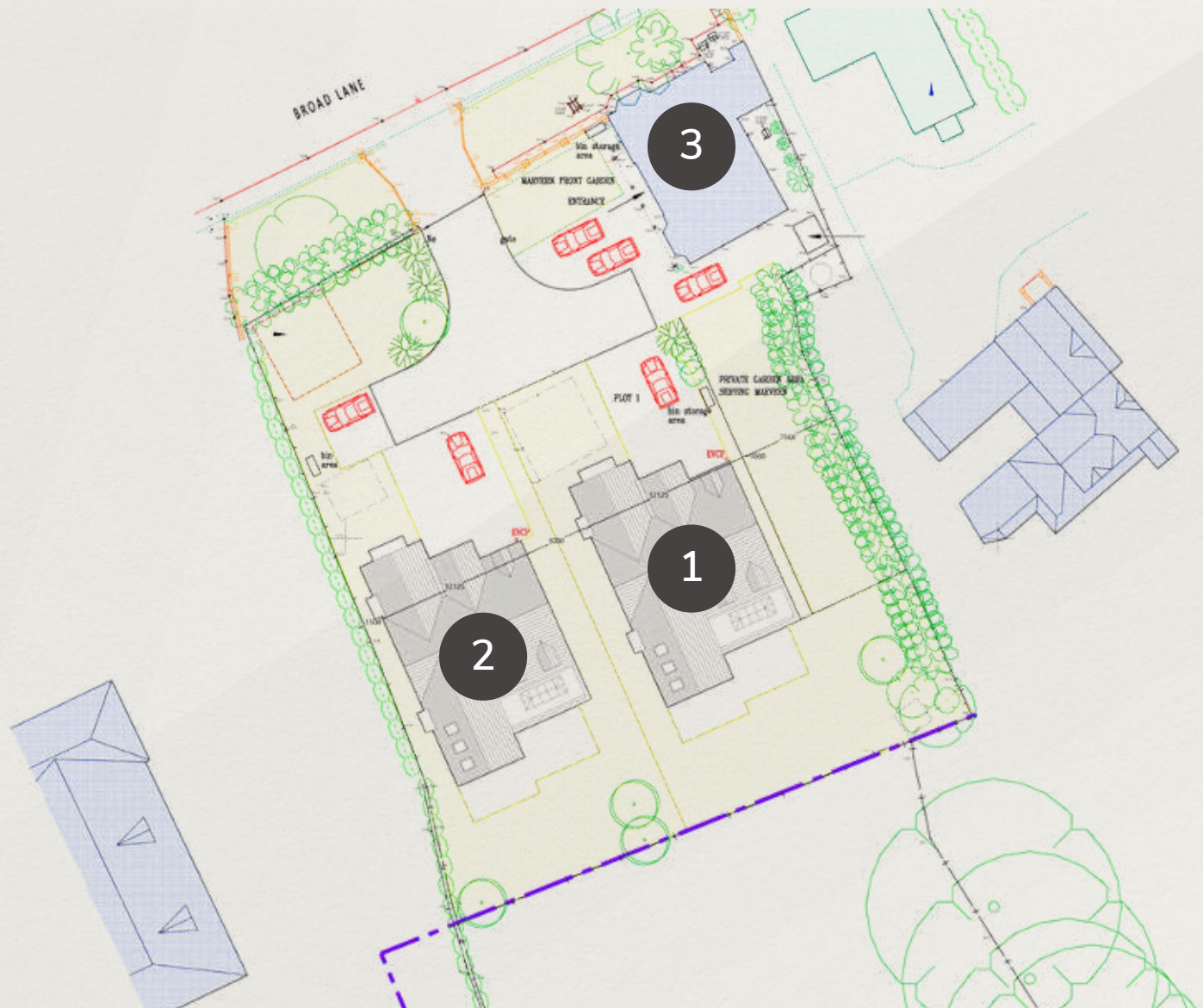
Air source heat pumps, solar panels, and underfloor heating deliver year-round comfort and energy efficiency, while smart tech includes zoned heating, CAT 6 cabling, integrated speaker systems, CCTV, and a smart alarm. Electric garage doors, car charging points and a video intercom complete the premium specification.

With fully tiled Porcelanosa and Mandarin Stone bathrooms, RAK Ceramics fittings, handcrafted Bath stone fire surrounds, and twin log burners, these homes are a masterclass in modern countryside living – with every detail thoughtfully considered.





## SITE LAYOUT



MARVERN VIEW DEVELOPMENT

## PLOT 1 - CHATSWORTH HOUSE

AN INVITING FOUR-BEDROOM DETACHED BARN STYLE HOME WITH FLEXIBLE  
OPEN-PLAN LIVING SPACE





Total area: approx. 321.7 sq. metres (3463.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) 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 mis-statement.  
Plan produced using PlanUp.

1

## CHATSWORTH HOUSE

- Four Bedrooms
- Open Plan Kitchen / Living / Diner
- Vaulted Ceilings
- Utility Off Kitchen
- Separate Sitting Room
- Family Bathroom
- En-Suite And Dressing Area To Principal Bedroom
- En-Suite to Second Bedroom
- Garden with Countryside Views
- Option To Buy Additional Paddock

MARVERN VIEW DEVELOPMENT

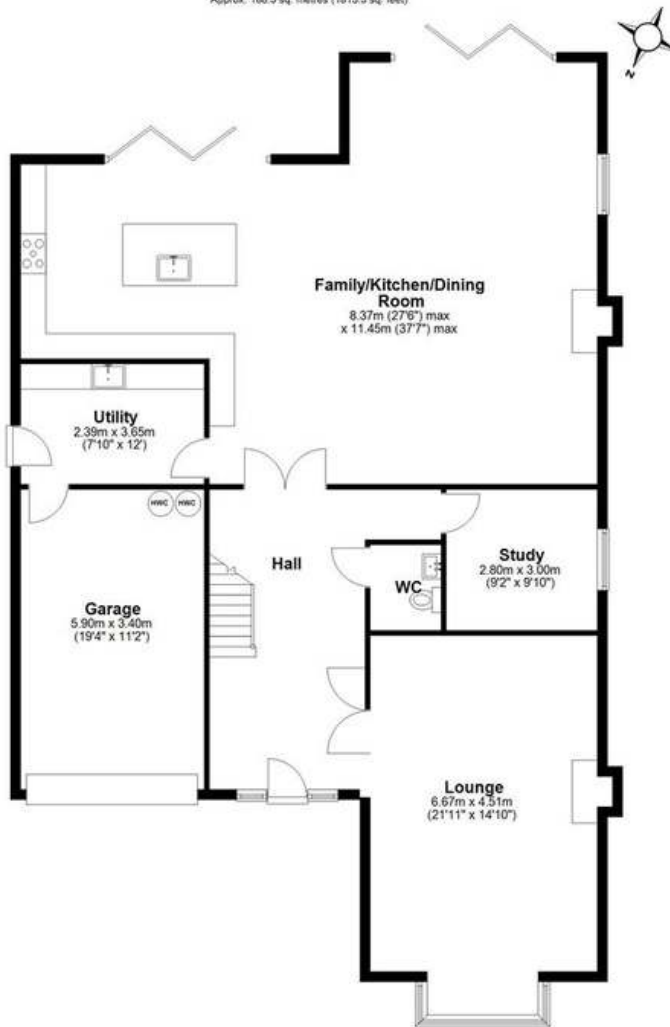
## PLOT 2 - OAKLEY HOUSE

TWO SUBSTANTIAL FOUR BEDROOM-EXECUTIVE STYLE HOMES WITH FLEXIBLE  
OPEN-PLAN LIVING SPACE



**Ground Floor**

Approx. 168.5 sq. metres (1813.5 sq. feet)

**First Floor**

Approx. 153.0 sq. metres (1646.9 sq. feet)



Total area: approx. 321.5 sq. metres (3460.4 sq. feet)

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Plan produced using PlanUp.

2

**OAKLEY HOUSE**

- Four Bedrooms
- Open Plan Kitchen / Living / Diner
- Vaulted Ceilings
- Utility Off Kitchen
- Separate Sitting Room
- Family Bathroom
- En-Suite And Dressing Area To Principal Bedroom
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## SPECIFICATION

### KITCHEN AND UTILITY ROOMS

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- Bespoke Mood kitchen design with integrated pantry and coffee station
- Premium Neff appliances throughout, including a wine fridge
- Sleek quartz worktops for a durable and luxurious finish
- 2 x Bi-Fold Doors

### BATHROOMS AND EN-SUITES

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- Fully tiled bathrooms using Porcelanosa and Mandarin Stone tiles
- High-quality sanitaryware by RAK Ceramics
- Designer fixtures and fittings, echoing modern elegance

### TECHNOLOGY & ENERGY EFFICIENCY

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- Air Source Heat Pump with 7-year warranty
- Solar panels supporting energy use and EV charging
- Electric car charging point
- Smart alarm system and CCTV
- Integrated speaker system for multi-room audio
- CAT 6 cabling throughout for ultra-fast connectivity
- Electric sectional garage doors
- Private gated entrance with video intercom for added security



### INTERIOR FINISHES

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- Underfloor heating to the entire ground floor and all bathrooms
- Smart zoned heating controls, operable via smartphone
- Stunning Amtico herringbone flooring throughout the ground floor
- Solid oak staircase for a timeless and elegant finish
- Two sets of aluminium bifold doors opening onto landscaped gardens
- Custom fire surround handcrafted from authentic Bath stone
- Two log-burning stoves for cosy, characterful living



### PEACE OF MIND

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- 10-year structural warranty for complete reassurance

TO ARRANGE A SITE VISIT OR  
WITH GENERAL ENQUIRES  
PLEASE CONTACT

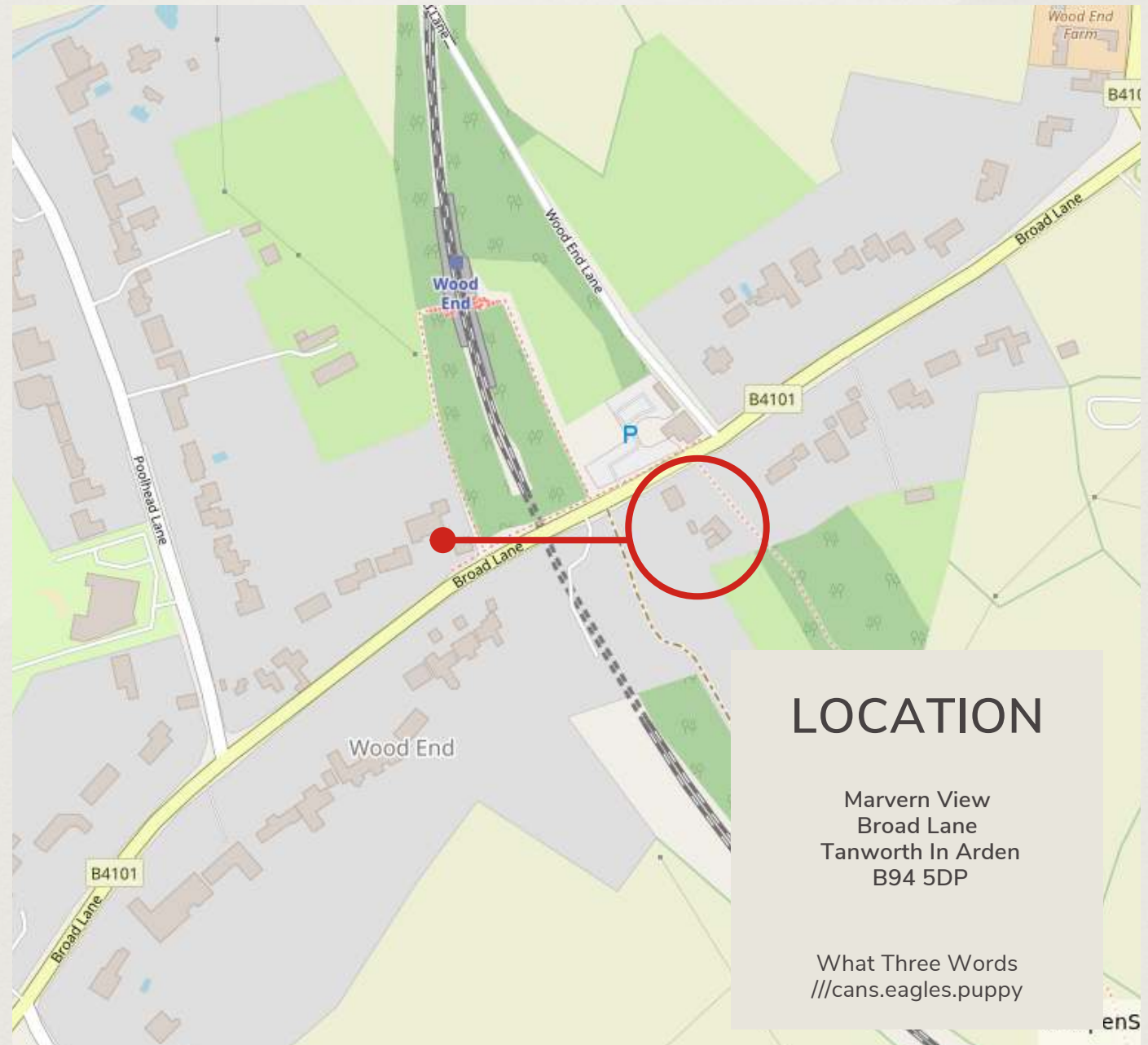


01564 777 314

premium@dmandcohomes.co.uk  
www.dmandcohomes.co.uk



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## LOCATION

Marvern View  
Broad Lane  
Tanworth In Arden  
B94 5DP

What Three Words  
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