



ESTHER  
BROOMHALL  
& P A R T N E R S

Far Leys House, Bates Lane





Far Leys House has an undeniably attractive frontage to Bates Lane, a premier address within Tanworth in Arden. The characterful features offer a traditional feel within the property, which has been maintained excellently by one family for the last 30 some years. The stunning south facing gardens extend to some 2 acres.

The large in and out gated driveway leads to the separate 4 car garage, which has space above for use as a potential separate living area or home office. Accessed from the main house and pool complex, this is an exceptionally versatile space.







Accommodation to the main house offers a large welcoming hallway with inviting staircase, large fitted separate study, dining room, living room and garden room, family Smallbone kitchen, Butler's pantry, and guest cloakroom. To the first floor, which is also accessible by lift, there is a generous principal suite with separate dressing room and Smallbone ensuite, and three further bedrooms along with further Smallbone ensuite and family bathroom.

The inner hallway to the ground floor leads from the utility lobby through to the indoor swimming pool complex, having hand painted artwork, jacuzzi and changing room.

The south facing gardens are meticulously maintained and the rear terrace with steps down to the initial lawn area, provides wonderful opportunity for outside entertaining.







Far Leys House is uniquely a home of historical interest. Singer/songwriter Nick Drake spent much of his youth at the property, his family home of the 1960s. A blue commemorative plaque can be seen to the front wall of the property to this day. In the early 1920s Far Leys House was also home to Frederick Sanger CBE - "Fred" as he was commonly known, was considered to be one of the most influential scientists of the twentieth century - twice winning the Nobel Prize in Chemistry.

Tanworth in Arden to this day offers appealing village life. Administered by Stratford upon Avon district council, the heart of Tanworth in Arden is traditionally centred around the most beautiful church green, with a most picturesque street scene of homes. Within walking distance to Far Leys House is The Bell, well renowned for its delicious food and cosy bar, ideal for a stop after a country walk or cycling adventure. The village train station operates local services to Birmingham and its shopping facilities at The Bullring centre and to Shakespeare's Stratford upon Avon.

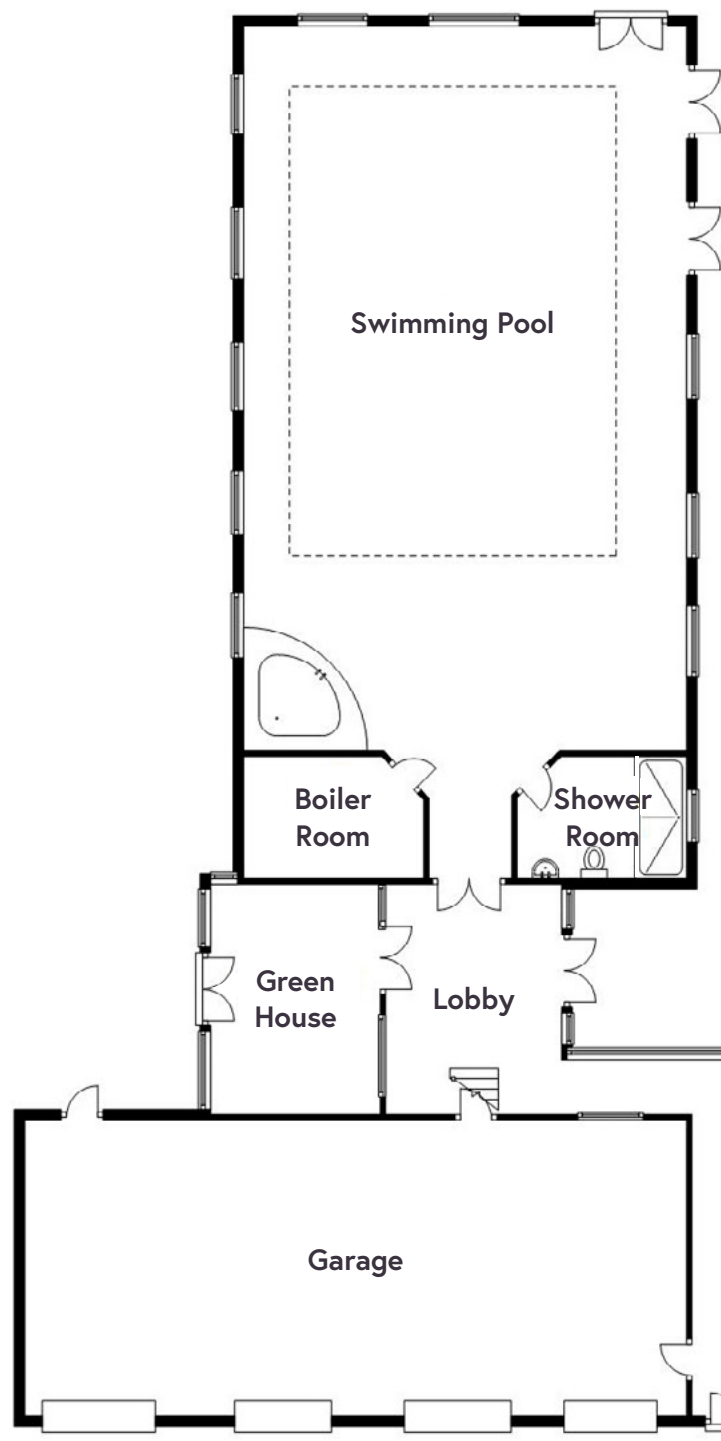


The NEC and Birmingham International Airport are just some 20 minutes away on the M42 yet this location is plentiful in country walks and community spirit.

Tanworth in Arden is well placed to serve commuters to wider locations and can be considered to serve as the gateway to more southerly locations from Lapworth to Stratford upon Avon.

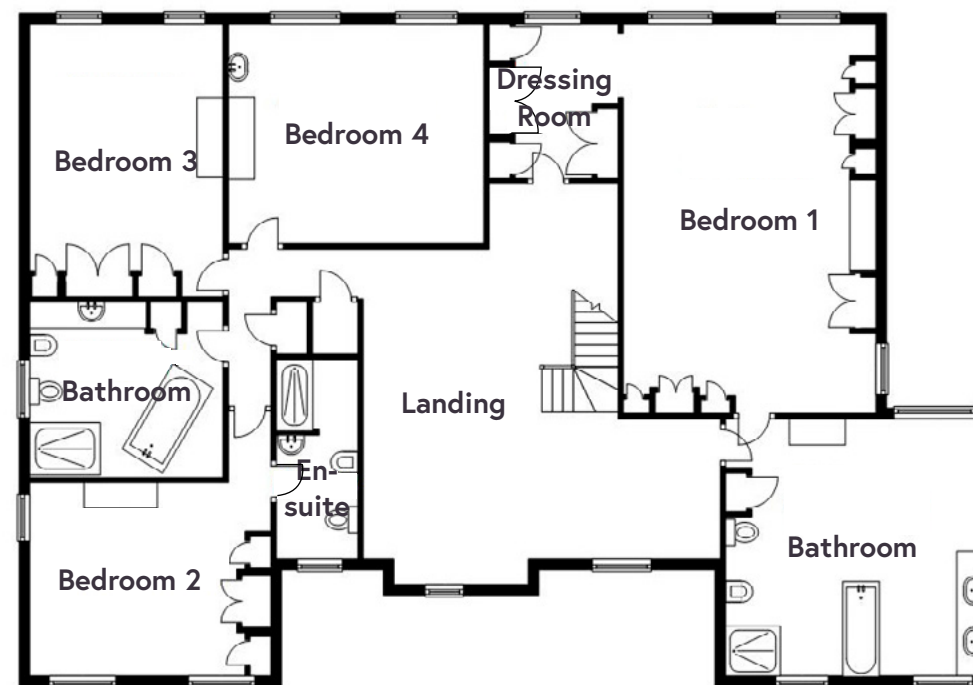






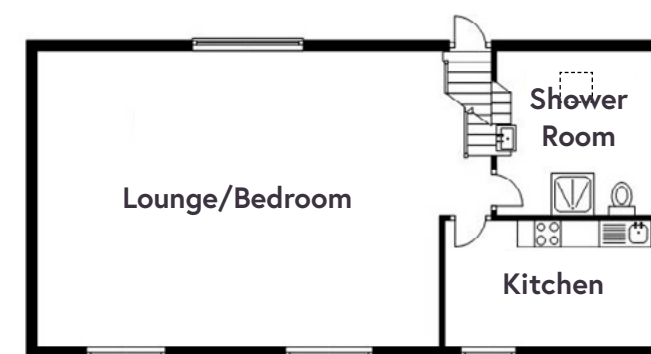
#### GROUND FLOOR

**Kitchen/Diner** 9.78m (32'1") max x 5.99m (19'8") max  
**Lounge** 7.45m (24'5") max x 4.83m (15'10")  
**Dining Room** 3.98m (13'1") x 4.89m (16')  
**Study** 4.93m (16'2") x 4.92m (16'2")  
**Conservatory** 8.79m (28'10") max x 5.08m (16'8") max  
**Lobby** 3.55m (11'8") x 2.78m (9'1")  
**Garage** 5.95m (19'6") x 12.82m (42'1")  
**Green House** 4.04m (13'3") x 2.94m (9'8")  
**Swimming Pool** 17.06m (56') x 7.88m (25'10")



#### MAIN HOUSE FIRST FLOOR

**Bedroom 1** 7.45m (24'5") x 4.83m (15'10")  
**Bedroom 2** 5.07m (16'8") x 4.86m (15'11")  
**Bedroom 3** 5.22m (17'2") x 3.70m (12'2")  
**Bedroom 4** 4.21m (13'10") x 4.89m (16')  
**Bathroom** 5.08m (16'8") x 4.92m (16'2")



#### GARAGE FIRST FLOOR

**Lounge/Bedroom** 5.67m (18'7") x 8.69m (28'6") max



#### MAIN HOUSE GROUND FLOOR

Approx 235.3 sq metres (2533 sq feet)

#### MAIN HOUSE FIRST FLOOR

Approx 184.6 sq metres (1987 sq feet)

#### MAIN HOUSE

Approx 419.9 sq metres (4520 sq feet)

#### GARAGE

Approx 136.7 sq metres (1471 sq feet)

#### POOL AREA & STORE

Approx 201.6 sq metres (2170 sq feet)

#### TOTAL AREA

Approx 758.2 sq metres (8161 sq feet)

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)





GENERAL INFORMATION

Tenure: Freehold

EPC: Rating E

Services: Mains services connected

Local Authority: Stratford Upon Avon District Council

DIRECTIONS

POSTCODE B94 5AP

From Henley in Arden High Street at the cross roads, turn right at the traffic lights onto the A4189. The road will part giving you option to continue onto Henley Road. Continue on Henley Road, turning right onto Mount Pleasant Lane which becomes Moat Farm Lane. Keep going straight and the road continues onto Ramshill Lane, Veer left onto Danzey Green Lane, past Danzey train station on your right hand side. Turn left onto Well Lane which continues into Vicarage Hill and turn left on Bates Lane. Continue on Bates Lane where Far Leys House will be found on the left hand side before an obvious curve in the road to the left. Access via the first gate with garaging in front of you.

AGENTS NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

ANTI MONEY LAUNDERING (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti-money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, EB&P as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		





EB&P | ESTHER  
BROOMHALL  
& PARTNERS

01564 791010 | [www.ebandp.com](http://www.ebandp.com) | 1 Lodge Croft | Knowle, Solihull | B93 0HF

