



Browns Green House
TANWORTH-IN-ARDEN

£1,595,000





Five Bedroom Detached House

Features.

- ◆ DETACHED PERIOD HOME ON PRIVATE AND GENEROUS 1.64 ACRE PLOT
- ◆ FIVE DOUBLE BEDROOMS AND DRESSING ROOM
- ◆ TWO MODERN EN SUITES, FAMILY BATHROOM AND GUEST CLOAKROOM
- ◆ LOUNGE, DINING ROOM, GOOD-SIZED SUN ROOM AND STUDY
- ◆ EXTENDED AND MODERN BESPOKE KITCHEN/DINER/FAMILY ROOM AND SEPARATE UTILITY ROOM
- ◆ CHARACTER PROPERTY WITH ORIGINAL PERIOD FEATURES THROUGHOUT
- ◆ STUNNING GROUNDS AND GARDENS WITH ORNAMENTAL POND, SITTING AREAS AND COUNTRYSIDE VIEWS
- ◆ PRIVATE DRIVE, OFF ROAD PARKING AND TIMBER BUILT TRIPLE GARAGENO UPWARD CHAIN
- ◆ SYMPATHETICALLY EXTENDED JUST SEVEN YEARS AGO
- ◆ ONE BEDROOM SELF-CONTAINED ANNEXE WITH KITCHEN/ DINER, LOUNGE, BEDROOM AND EN SUITE

Description.

Nestled within a private and generous plot of just over 1.6 acres, Browns Green House is an impressive five double bedroom detached house, originally built in the early 1900's, boasting stunning period and character features throughout and 360 degree countryside views. Having been sympathetically extended just seven years ago, the property boasts two reception rooms, a modern kitchen/diner/family room, large sun room, study, two contemporary en suites, family bathroom and delightful grounds and gardens. In addition, the property benefits from having a self-contained one bedroom annexe, off road parking and a triple garage.

The property is approached via a private drive, with just one other property, with a turning circle featuring a water fountain and off road parking space with access to a timber built triple garage. A double entrance door provides access into a porch which leads directly into the hallway with ornate coving, picture rail, ceiling rose (feature which continue throughout the property) and parquet flooring.



From here, doors radiate off to; the guest cloakroom with a granite top vanity basin unit and wc; lounge with an original stunning fireplace; dining room with original feature fireplace and a large bay window; a generous-sized sun room with charming, character-keeping windows and a door to the gardens; study providing space to work from home; and a handy utility room.

Also situated on the ground floor is the extended modern bespoke Alno kitchen/diner/family room with floor to ceiling windows, French doors and bi-folding doors to the gardens, Quartz work surfaces and island and integrated appliances including a dishwasher, steam oven, fan oven, Siemens induction hob with retractable extractor, Quooker hot tap, warming drawer, wine cooler for red and white wine, microwave and a freestanding Fisher and Paykel American style Fridge Freezer.

An oak staircase from the hallway leads up to the first floor landing with doors radiating off to; the extended master bedroom with a vaulted ceiling, feature 'A' window and a modern en suite shower room; double bedroom two with an original fireplace and a contemporary en suite shower room with a double basin vanity unit; double bedrooms three, four and five with original fireplaces; dressing room with built-in wardrobes; and the large family bathroom with both a freestanding roll top bath and separate shower enclosure.

Outside, the property enjoys a generous plot of 1.64 acres with 360 degree countryside views. Mainly laid to lawns, the gardens boast a large ornamental pond with koi carp and goldfish, and several sitting areas including a paved patio and two decking areas one of which has a feature pergola over, all enjoying views to neighbouring fields.

In addition, an undercover walkway (ideal for storage, an outdoor kitchen or hot tub area) leads to the one bedroom self-contained annexe, briefly comprising of:- kitchen/diner with island and integrated dishwasher, freezer, fridge, oven and induction hob; lounge; stairs to the first floor landing; double bedroom and en suite shower room.

Tanworth in Arden is a delightful and sought after village well situated for quick access to Henley in Arden (4 miles), Redditch (6 miles), Stratford upon Avon (9 miles), Solihull (8 miles) and Hockley Heath (4 miles). The village contains a good range of amenities including a local inn and picturesque parish church. In addition, Tanworth in Arden boasts a junior and infant school as well as the renowned Ladbrook Park Golf Club and is well placed for access on to the M40 and M42 motorways which, in turn, provide links to the M1, M6 and M5.



Room Dimensions.

Lounge:

20' 6" x 15' 0" (6.25m x 4.58m) max

Kitchen:

35' 10" x 14' 11" (10.93m x 4.55m) max

Utility Room:

7' 11" x 14' 7" (2.42m x 4.47m)

Study:

14' 7" x 8' 1" (4.47m x 2.47m)

Dining Room:

17' 4" x 14' 7" (5.29m x 4.47m) max

Sun Room:

14' 8" x 17' 10" (4.48m x 5.46m) max

Master Bedroom:

20' 4" x 14' 2" (6.20m x 4.34m) max

En Suite:

5' 6" x 10' 3" (1.69m x 3.13m)

Bedroom Two:

15' 1" x 14' 9" (4.61m x 4.50m)

En Suite:

7' 7" x 9' 1" (2.33m x 2.77m)

Bedroom Three:

15' 2" x 12' 11" (4.63m x 3.94m)

Bedroom Four:

12' 1" x 15' 1" (3.69m x 4.61m)

Bedroom Five:

11' 0" x 13' 3" (3.36m x 4.05m)

Bathroom:

7' 11" x 14' 7" (2.43m x 4.47m) max

Dressing Room:

14' 8" x 9' 3" (4.49m x 2.83m) max

Annex:

Kitchen/Diner:

16' 10" x 19' 1" (5.14m x 5.82m) max

Lounge:

19' 0" x 17' 3" (5.81m x 5.26m) max







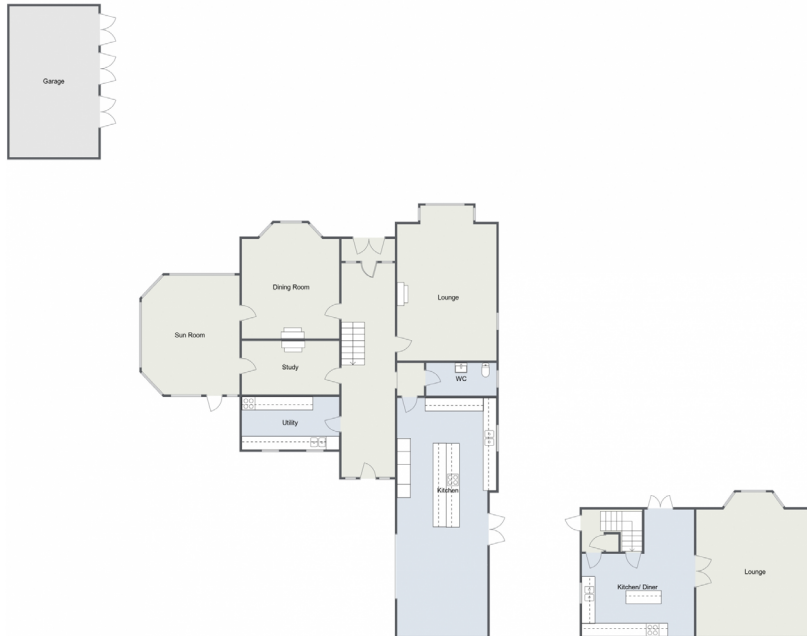
Broad Lane, Tanworth-in-Arden

EPC: N/A

COUNCIL TAX BAND: N/S

TENURE: Freehold

Ground Floor



First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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For more information on this house or to arrange a viewing please contact the office on

0121 745 5888

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