



# SHEPHERD CULLEN

**Crossmeads Farm**  
Vicarage Hill  
Tanworth in Arden

**Crossmeads Farm** – a charming, detached country home that stands proudly within approx. 4.5 acres of garden and paddock land. The property is privately located on the prestigious Vicarage Hill, in the idyllic semi-rural village of Tanworth in Arden, enjoying views of the surrounding countryside from all elevations.

Upon approach, the sweeping driveway passes through wonderful gardens of parkland character, boasting a wide variety of mature trees, shrubs and flowers.

On reaching the house, the driveway becomes a courtyard which can easily park up to 7 vehicles. It also provides the first glimpse of the green fields surrounding the property.

The front elevation reveals multiple characterful features that have been preserved and enhanced by the current owners. It is thought that parts of the house are nearly 100 years old and the exposed brick and beams to the exterior set a precedent for the charming oak features found throughout the house.

This family home has been immaculately cared for over the last 48 years by the same family, but now it offers a buyer brilliant opportunities to adapt it to suit their own style.

The total accommodation, including the main house, the first floor above the triple garage, and the summer house, is approximately 4,800 sq ft.

In addition to the 4.5 acres offered now, further farmland of up to 40 acres can be made available by separate negotiation. Please request details from Shepherd Cullen.



From the front porch, a solid oak door opens into an inviting entrance hall, revealing oak beams, doors and floors.

This hall leads into a delightful dual aspect living room with a feature fireplace and open fire, having wonderful views of mature gardens and the nearby duck pond.

The dining room, which can be accessed from both the hallway and the living room, provides space for large dining furniture, creating the perfect place to entertain.

French doors allow copious amounts of natural light into the room while giving access to the side garden and to the spectacular views across open fields to the horizon.





The kitchen diner benefits from an Aga cooker, plentiful storage and spaces for white goods, with a real oak sprung floor and oak beams to the ceiling.

The family room is accessible from the kitchen and enjoys a warming log burner enclosed within a feature built inglenook fireplace complete with two bread ovens for storage of kindling, perfect for winter evenings.

Twin timber cupboards conceal the television and audio sets, with power points and the necessary connections for aerials, making this a convenient room for relaxing at any time of day.

The bright and spacious oak conservatory is situated just off the family room and kitchen, enjoying circular views of the extensive landscaped gardens. Bifold doors provide a semi-circular opening enhancing those views and giving easy access to a large patio dining area just outside.

Adjacent to the family room is a separate study which provides a peaceful environment and benefits from multiple storage cupboards.

The ground floor accommodation is completed with a separate utility room which has cupboards for white goods and a large worktop with Belfast sink.

It also has an external door for convenient access to the impressive wood store, and to a secluded patio leading to the vegetable patch.





The large principal suite to the first floor enjoys an ensuite bathroom complete with bath, separate shower cubicle and twin basins, as well as a walk-in wardrobe.

The views from all windows are quite exceptional, taking in the open fields both nearby and distant, with scarcely another house to be seen throughout this tranquil country vista.

There are four further double bedrooms with their own ensuite and built-in wardrobes, each with a unique set of views over the landscaped gardens and open countryside.

A separate study and a linen cupboard complete the first floor accommodation.



The encircling gardens surrounding this beautiful home are admired by every visitor for their extent and variety; they offer many purposefully created spaces in which to relax and enjoy all the different views.

One is positioned to savour the evening sun, being a patio area for a large outdoor table, just off the lawned gardens and very close to the conservatory.

Another, ideally placed for morning coffee, is a decking area overlooking the vegetable patch with its seasonal produce, fresh asparagus and soft fruits; the outlook beyond that is the grassy paddock with its collection of ancient oak trees.

Yet another is a formal courtyard garden, complete with brick-built barbecue and a pergola to support a canopy for shading this secluded recreation area.

And the large duckpond has two jetties, one for fishing and one for the rowing boat used to reach the central island and its duckhouse.

The most outstanding feature in this area is the thatched Breeze House which provides unusual opportunities for outdoor entertaining - including the quiet observation of local wildlife drawn to the pond, such as deer, fox, ducks, rabbits, squirrels and birds of prey.

The Paddock adjoining the duckpond benefits from its own access to the main road and contains a very useful stable block, which is easily accessible from the house and perfect for stabling a horse or pony - or for storing garden tools or even for fun things like off-road buggies & motor bikes!

Behind the stable block and a short distance away from the main house, is a detached Summerhouse, which serves the tennis court and swimming pool by conveniently providing a kitchenette, shower room, changing room and WC, as well as large entertaining spaces both indoors and outdoors.



The unique location of this house provides stunning uninterrupted views over the duckpond and across the next paddock known locally as Butchers Meadow, through which the River Alne flows peacefully. This meadow is just one part of the 40 acres that make up Crossmeads Farm as a whole.

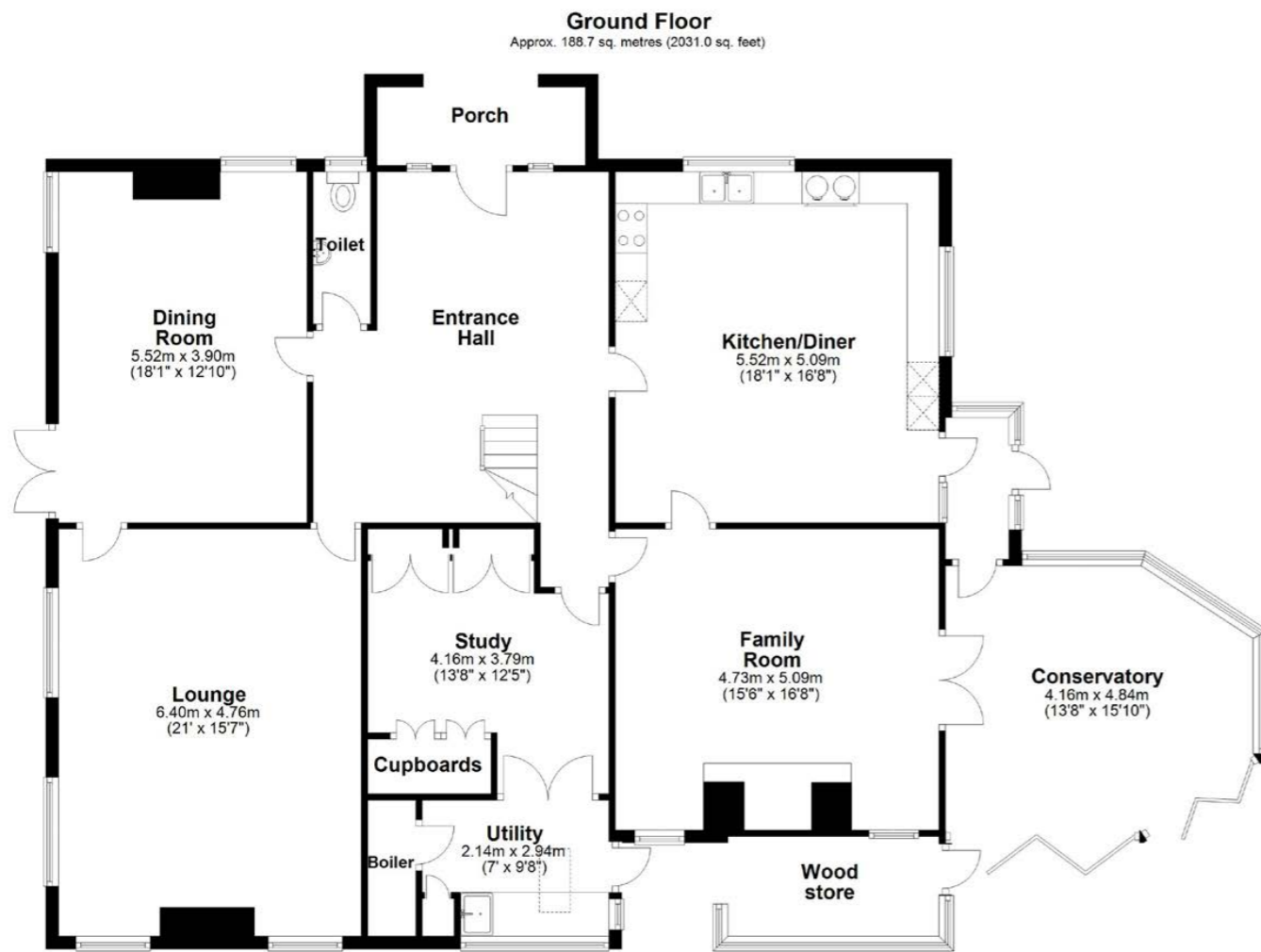
Further accommodation is provided by the detached yet self-contained 'Annexe' which has the benefit of a toilet on the ground floor. The first floor provides 600 sq ft of versatile space, currently used as a private office but ideal for teenagers or for a business that operates from home.

The ground floor of the Annexe houses a triple garage providing further secure parking with an adjacent useful workshop and a delightful greenhouse.

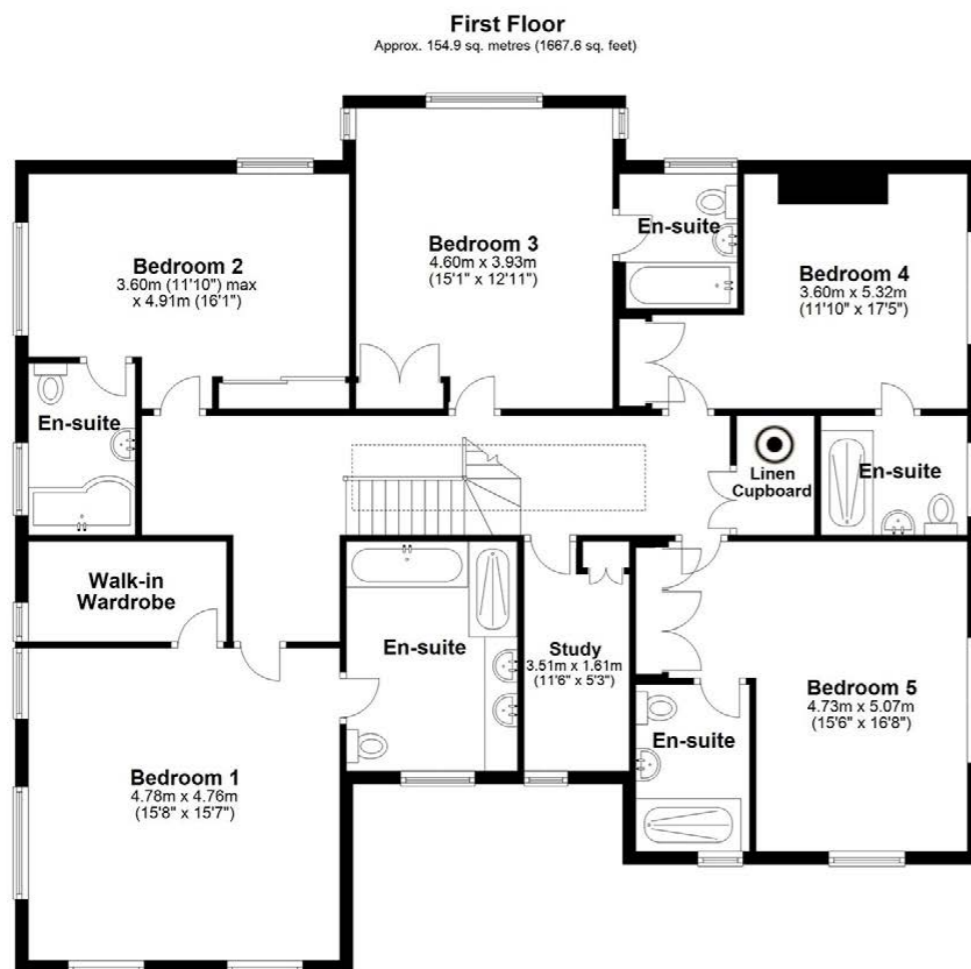
Tanworth in Arden is an aspirational address for many, combining the country lifestyle, yet benefitting from the excellent local connections to Henley in Arden, Solihull and Stratford upon Avon, all offering an array of local amenities. The village benefits from The Bell pub and restaurant and 0.3 miles to Ladbrook Golf Club – both popular amongst local residents.

The property benefits from various road and rail networks being situated just 0.4 miles to Wood End Train Station with regular services to Birmingham New Street Station with access to the North and South. The M42 and M40 motorways are just a few minutes drive from Tanworth in Arden, giving easy access to the national motorway network, as well as to Birmingham International airport and train station.





This floor plan is not to scale and is for illustration/marketing purposes only.  
Plan produced using PlanUp.

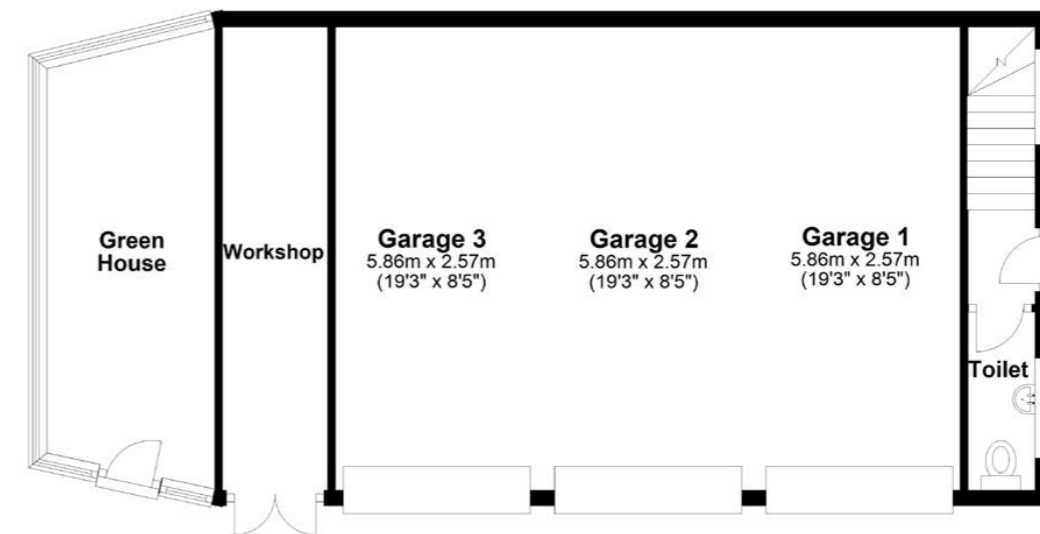


**MAIN HOUSE** Total area: approx 343.6 sq.metres (3,698.6 sq. feet)

**Annexe**  
Approx. 56.2 sq. metres (604.5 sq. feet)



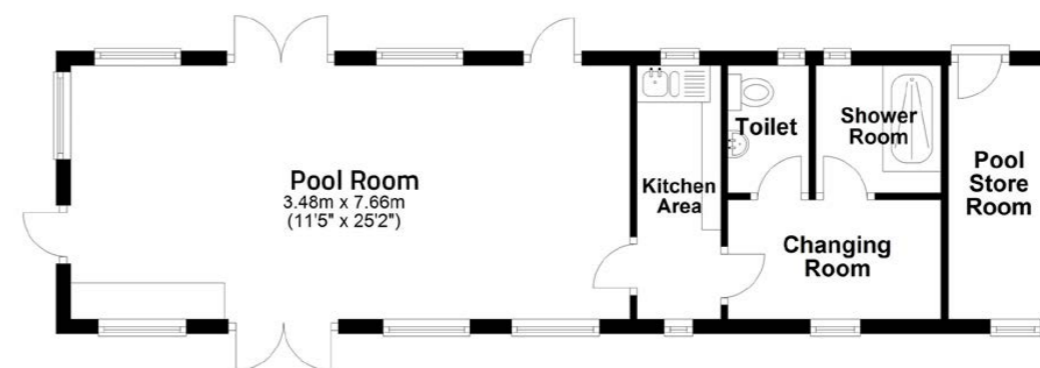
**Garages/Workshop**  
Approx. 72.2 sq. metres (777.2 sq. feet)



**GARAGE AND ANNEXE** Total area: approx 128.4 sq.metres (1,381.7 sq. feet)

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**Summer House**  
Approx. 46.5 sq. metres (500.6 sq. feet)



**SUMMER HOUSE** Total area: approx 46.5 sq.metres (500.6 sq. feet)

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**DIRECTIONS**

From Tanworth in Arden Village, with The Bell on your right-hand side, head out of the village onto Vicarage Hill and continue down the hill for 0.6 miles. At the bottom of the hill, the property will be found shortly after on the right-hand side with a gated entrance.

**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 particulars 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 particulars are produced 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.

**ANTI MONEY LAUNDERING (AML)**

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.



## General Information

Tenure: Freehold

Services: Mains water connection | Two chamber Dunwell Septic tank | Oil fired central heating | The AGA in the kitchen is heated via oil | BT Broadband Connection.

EPC Rating: D

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

Local Authority: Warwickshire County Council and Stratford Upon Avon District Council  
Tax Band: G

(correct at time of assembling the sales details)

Postcode: B94 5EA

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