



**2 Church Rise,
Tanworth-in-Arden, Tanworth-In-Arden, Warwickshire, B94 5BU**
Offers In Excess Of £1,250,000

Situated on the award-winning Harrington development, which was constructed by Spitfire Homes as part of their 'Bespoke Collection', this property was built approximately 3 years ago and still benefits from the remainder of the NHBC warranty. It has been finished to an exceptionally high standard and in brief, the accommodation comprises; four bedrooms (including main bedroom with dressing area), three bathrooms (including two en-suites), two reception rooms, open plan kitchen/dining/living area, utility room, and downstairs cloakroom. Outside, there is a good-sized South-facing rear garden, double garage, and off-road parking with electric car charging point. In addition, within the development, there is a field that is available for use by residents, which is ideal for dog walking.

Tanworth-in-Arden is a charming village with an active local community and provides such facilities as The Bell (pub and restaurant), highly regarded primary school with nursery, 13th Century parish church, village hall, and golf and tennis clubs. It is well placed for easy access to the M40 and M42 motorways, which, in turn, give links to the M1, M5 and M6, enabling efficient travel to Birmingham, Coventry and London. The nearest railway stations ("Danzey" and "Wood End") offer regular trains to Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre. In addition, the NEC and Birmingham International Airport are within a 30-minute drive.



This property is set back from the road behind a lawned foregarden with a range of plants and shrubs, which continues around the side. The solid front door, with glazed canopy storm porch above and matching double glazed panels to either side, opens into:

Reception Hall

17'4" (max) x 15'5" (max) (5.30m (max) x 4.70m (max))

With large inset coir doormat, oak staircase with glazed inserts rising to the first floor, understairs storage recess, and tiled flooring with underfloor heating. Solid oak door to:

Downstairs Cloakroom

6'2" x 3'11" (1.90m x 1.20m)

With "Villeroy & Boch" low level WC with concealed cistern, vanity unit with inset "Villeroy & Boch" wash hand basin and "Hansgrohe" chrome mixer tap over, extractor fan, hanging rails, tiling to splashback areas, and tiled flooring with underfloor heating.

Living Room

15'1" x 14'5" (4.60m x 4.40m)

With double glazed windows to the front and side, feature fireplace with oak mantelpiece, inset "Chesneys" log burning stove and granite hearth, bespoke fitted shelving unit with storage cupboard below, and "Amtico" flooring in herringbone design with underfloor heating.

Study

8'10" x 6'6" (2.70m x 2.00m)

With double glazed window to the front.

Open Plan Kitchen/Dining/Family Area

40'4" (max) x 12'9" (max) (12.30m (max) x 3.90m (max))

With tiled flooring with underfloor heating.

• Family Area

With double glazed bi-fold doors leading to the rear garden, wall mounted TV aerial point, and bespoke fitted shelving with inset lighting and built-in storage cupboards below.

• Dining Area

With double glazed French doors with matching side panels leading to the rear garden.

• Kitchen Area

With double glazed window to the rear, fitted kitchen with a range of wall, drawer and base units (with soft-close doors) with quartz work surface and matching upstands over, inset "Abode" 1.5 bowl stainless steel sink unit with draining grooves and "Quooker" boiling water tap over, built-in "Neff" oven, integrated "Neff" combination microwave oven, inset 5-ring "Neff" induction hob with "AEG" fume extractor over, integrated "Zanussi" fridge-freezer, and built-in "Siemens" dishwasher. Solid oak door into:

Utility Room

8'2" x 5'10" (2.50m x 1.80m)

With door leading to the driveway, a range of wall and base units with quartz work surface and matching upstands over, inset "Abode" single bowl stainless steel sink unit with draining grooves and chrome mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, and tiled flooring with underfloor heating. Opening into:

Boiler/Boot Room

3'11" x 3'3" (1.20m x 1.00m)

Housing the wall mounted "Daikin" heating system, and tiled flooring with underfloor heating.

First Floor Galleried Landing With Study Area

12'5" x 5'10" (3.80m x 1.80m)

With hatch giving access to the loft void, large double glazed study window to the front, and radiators. Solid oak door to:

Bedroom One Suite

• Bedroom Area

12'9" x 12'9" (3.90m x 3.90m)

With feature vaulted ceiling, double glazed windows to the rear, wall mounted TV aerial point, and radiator. Solid oak door to:

• Dressing Area

7'10" x 4'7" (to wardrobe frontages) (2.40m x 1.40m (to wardrobe frontages))

With a range of wardrobes to either side with sliding doors, inset lighting, hanging rails and shelving, and radiator.

• En-Suite Shower Room

8'10" x 5'10" (2.70m x 1.80m)

Obscure double glazed window to the rear, 3-piece suite comprising; large walk-in shower with glazed screen, mains fed 'rain head' shower, additional handheld shower attachment (with separate control panel) and inset wall shelf, "Villeroy & Boch" low level WC with concealed cistern, wall mounted "Villeroy & Boch" wash hand basin with "Hansgrohe" chrome mixer tap over, built-in mirrored cabinet with shelf below, extractor fan, shaving point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Bedroom Two

12'1" x 10'9" (3.70m x 3.30m)

With double glazed window to the rear, built-in wardrobes with hanging rail and shelving, wall mounted TV aerial point, and radiator. Solid oak door to:





En-Suite Shower Room

8'2" x 4'11" (2.50m x 1.50m)

Obscure double glazed window to the side, 3-piece suite comprising; shower cubicle with glazed sliding door and mains fed shower over, "Villeroy & Boch" low level WC with concealed cistern, wall mounted "Villeroy & Boch" wash hand basin with "Hansgrohe" chrome mixer tap over, built-in mirrored cabinet with shelf below, extractor fan, shaving point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Bedroom Three

14'9" x 8'10" (4.50m x 2.70m)

With double glazed window to the front, space for built-in wardrobes, wall mounted TV aerial point, and radiator.

Bedroom Four

12'5" x 9'2" (3.80m x 2.80m)

With double glazed window to the front, wall mounted TV aerial point, and radiator.

Family Bathroom

9'10" x 5'10" (plus shower cubicle) (3.00m x 1.80m (plus shower cubicle))

Obscure double glazed window to the side, 4-piece suite comprising; square edged "Villeroy & Boch" bath with handheld shower attachment and "Hansgrohe" chrome mixer tap over, shower cubicle with pivoted glazed door, mains fed shower and inset wall shelf, "Villeroy & Boch" low level WC with concealed cistern, wall mounted "Villeroy & Boch" wash hand basin with "Hansgrohe" chrome mixer tap over, built-in mirrored cabinet with shelf below, extractor fan, shaving point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Airing Cupboard

Housing the non-vented pressurised 300L water cylinder.

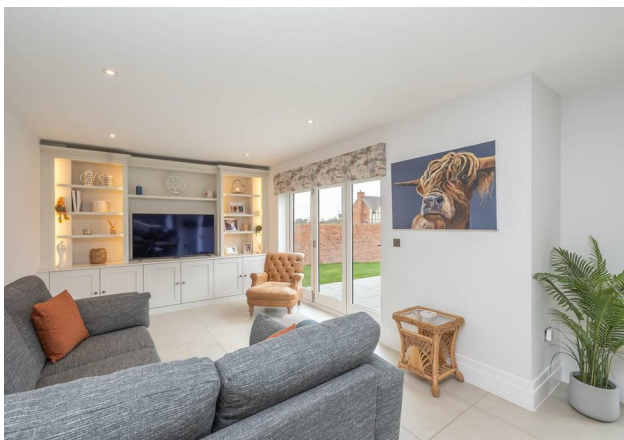
South-Facing Rear Garden

Large paved patio and lawned area with open views of the fields to the East, being bound by timber fencing to two sides and by a brick wall to the other side. There is external lighting, an outdoor power point and a cold water tap. There is also space for a shed. To the side, a timber gate provides pedestrian access to the driveway. Part-glazed door into:

Double Garage

20'8" x 20'4" (6.30m x 6.20m)

With electrically operated up-and-over doors to the front, lighting, power, and open space providing additional storage.



Parking

The tarmac driveway provides space for up to 4 motor vehicles. There is also an electric car charging point.

Specification

- KITCHEN

Individually designed hand-crafted kitchens selected from a unique range created exclusively for Spitfire Homes.

* Hand-painted shaker style cabinetry with soft-closing doors paired with premium quartz worktops with upstands

* Quartz splashback to hob area

* Neff integrated oven and combination microwave oven.

* Touch operated induction hob and extractor hood

* Premium hot water tap

* Integrated Siemens dishwasher

* Integrated Zanussi fridge freezer

* Ceramic floor tiling from RAK Ceramics

* Utility room include laminate worktops and upstands with an Abode sink and tap

- FINISHES AND FEATURES

A considered blend of striking features and superior finishes designed to provide an elevated lifestyle.

* Bespoke feature staircase with oak handrail, oversized oak newels and glass balustrade

* Spitfire Signature skirting boards and plinth blocks

* Bespoke fitted wardrobes with painted timber frame and mirrored sliding doors to primary and secondary bedrooms

* Oak finish internal doors with polished chrome handles

* RAK Ceramics floor tiling to reception hall, downstairs cloakroom, open plan kitchen/dining/family area, utility room, en-suite shower rooms, and family bathroom

* Glazed bi-fold and French doors

* Fireplace with 'Class 1' flue with oak mantle and granite hearth

- BATHROOM, WC AND EN-SUITES

A selection of luxurious bathrooms and en-suites adorned with stylish fittings and quality materials from renowned brands.

* White contemporary Villeroy & Boch sanitaryware complemented by polished chrome Hansgrohe fittings

* Under-sink vanity unit to WC

* WC to feature half-height RAK Ceramics tiling to all walls

* Bathroom and en-suites benefit from full-height RAK Ceramics tiling to walls with mirrored vanity units and shower/bath area, half-height tiling to walls with sanitaryware

* Bathroom and primary en suite enjoy full-height tiling to all walls from RAK Ceramics

* Bespoke mirrored over-sink vanity cabinet to bathroom and

- primary en-suite
- * Additional over-sink vanity cabinet to secondary en-suite
- * Hansgrohe Raindance overhead shower, separate handset on riser rail and touch button control panel to shower cubicle within primary en suite
- * Hansgrohe shower and chrome riser rail to bathroom and additional en suites
- * Black nickel shaver sockets and electric chrome heated towel rail to bathroom and en-suites
- * Chrome wall-mounted toilet roll holder to bathroom and en-suites

- SECURITY AND WARRANTY

The combination of low maintenance, security features and the remainder of a 10-year NHBC Structural Warranty all contribute to peace of mind.

- * Multi-point locking mechanisms to external doors
- * Security alarm

The Harrington development is a private estate and is maintained under a management company.

- MEDIA AND COMMUNICATIONS

Features for a modern and connected lifestyle.

- * Integrated television system with Sky TV provision including aerial
- * BT master socket provision wired to media cupboard (additional BT socket to living room)
- * Hidden HDMI cable within living room wall to provide connection between low level TV point and high level TV point
- * CAT-6 cabling to living room, kitchen, bedrooms and study

- ELECTRICAL AND HEATING

A range of features that combine comfort, convenience and low energy consumption.

- * Underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor
- * Black nickel sockets and switches where visible, white where hidden
- * USB charging points to kitchen, utility room, living room, bedrooms and study (where applicable)
- * Low energy lighting throughout with LED downlights to reception hall, kitchen, first floor landing, WC, bathroom and en-suites

- EXTERNAL DETAIL

Exterior features, finishes and landscaping are designed to make each property as practical as it is visually stunning.

- * Electric vehicle charging point
- * Turfed garden areas with paved patios and pathways
- * External waterproof socket and tap to rear of property
- * External lights to front and rear of property

- GARAGE
- * Electrical socket, internal lighting and motion activated external lighting to garage
- * Remote-operated up-and-over style garage doors

Additional Information

Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated mostly 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:
Stratford-on-Avon District Council - Band G

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:
Mains drainage, electricity and water are connected to the property. The heating is via air source heat pumps.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Total area: approx. 238.1 sq. metres (2562.9 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

