

A large, two-story house with a white upper floor and a red brick lower floor and roof. The house has a gabled roof with three skylights on the left side. The front facade features a large glass extension on the left, a central entrance with a gabled roof, and a large glass door on the right. The interior is lit up, showing a modern living room with a sofa and a dining area. The house is surrounded by a well-maintained lawn and tall pine trees in the background.

Forge End
Tanworth-in-Arden
Warwickshire



Forge End

Tanworth-in-Arden, Warwickshire

A beautiful and sizeable family home with immaculate gardens

Entrance hall | Open plan kitchen/breakfast/sitting room | Sitting room | Drawing room | Garden room | Dining room/second kitchen | Study | Cloakroom

Principal bedroom suite with dressing room and en suite shower room | Bedroom 2 with en suite shower room | Bedroom 3 with en suite shower | Bedroom 4 with en suite shower room | Two further bedrooms | Family bathroom
Garage | Outbuilding including garden store and two open stores

Mature garden

EPC: D. In all about 0.83 acre

Henley-in-Arden 4 miles, Hockley Heath 4 miles, Solihull 8 miles, Birmingham city centre 12.5 miles, M42 (J3) 2 miles, M40 (J16) 5 miles, Warwick 12 miles, Warwick Parkway Station (Intercity trains to London Marylebone from 69 minutes), Birmingham International Airport and Railway Station 15 miles (Intercity trains to London Euston from 70 minutes), Stratford-upon-Avon 19 miles. (Distances and times approximate)



Stratford-upon-Avon

Bridgeway House, Stratford-upon-Avon Warwickshire CV37 6YX

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Situation

Forge End is in an idyllic location, private yet not isolated, and situated a short distance from the village centre.

Ladbroke Park Golf club is just a short walk from the house. Tanworth-in-Arden is a charming village with a village green and an active community. Facilities include a 13th century parish church; post office; Bell Inn and restaurant; highly regarded junior school with nursery; village hall with garden

club; WI with regular events and tennis club with three all-weather courts. The Birches Medical Centre is also nearby.

The attractive market town of Henley-in-Arden is close by offering a range of shops and recreational facilities. Solihull with the Touchwood shopping centre, Stratford-upon-Avon with its Shakespearian heritage and theatres, Redditch and Leamington Spa are also readily accessible.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including Solihull public school and Bromsgrove school, grammar schools in Stratford-upon-Avon and Alcester, Warwick prep and public schools and King's School for Girls in Warwick.

There is excellent access to the motorway network via the M42, M6, M40 and M5. In Birmingham, there is the Symphony Hall, National Indoor Arena, Hippodrome, Birmingham International Airport, and National Exhibition Centre on the outskirts of the city. Racing is at Warwick and Stratford-upon-Avon.





Description of property

One enters the property via an entrance hall to the reception hall with stairs rising to the first floor and a door which leads through to a beautiful open-plan kitchen, breakfast, family room. The kitchen area has wall and base mounted units beneath a granite worktop and breakfast bar. The integrated appliances include an oven, microwave, fridge freezer, dishwasher, washing machine and dryer. This room has ample space for a dining table and seating area with bifold doors opening out to the rear. A door leads through to the triple aspect sitting room, superb for parties, with its own bar.

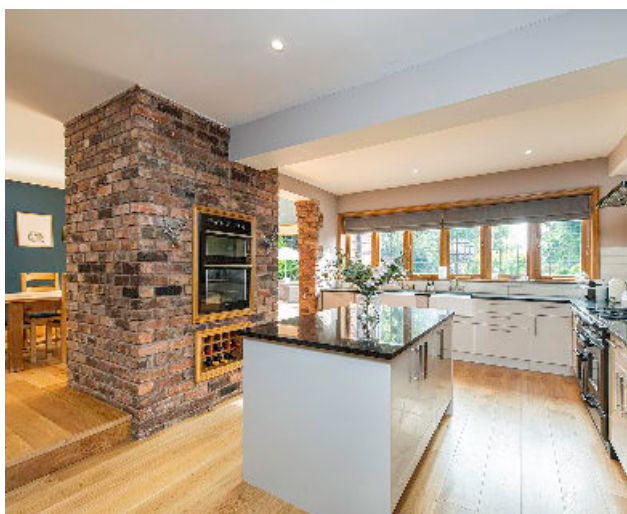
There is a further open-plan kitchen dining room which has a range of wall and base units beneath a granite worktop and a breakfast bar. Integrated appliances include a range style cooker, double oven microwave, fridge freezer and dishwasher. From the kitchen, there is a sizeable garden room with bifold doors opening out to the beautiful rear gardens. There is a formal stunning drawing room with feature Inglenook fireplace with open fire and study area, ideal for homeworking.

The first floor comprises a luxurious principal bedroom suite with dressing room and well-appointed en suite bathroom. There are two further double bedroom suites, accessed via a separate staircase making them ideal guest accommodation, with en suite shower rooms and fitted wardrobes. Three further bedrooms, one with a further en suite shower room and a family bathroom complete the accommodation.

Gardens and grounds

To the front of the property is an immaculate gated driveway providing parking for several cars and giving access to the garage. A separate driveway to the west of the property allows one to access a double carport and barn, ideal for storage.

To the rear, the gardens and grounds are enviable. There is an immaculate patio area that runs the width of the property and leads to a most beautiful mainly laid to lawn garden. The garden is well-stocked with mature trees and herbaceous borders.





Services

All mains services are connected to the property.

Directions (B94 5HH)

From M42 (J3) take the A435 south towards Redditch. Continue along the A435 and take the exit signposted Portway. Keep left at the fork and follow signs for Tanworth-in-Arden merging onto Penn Lane. Continue along Penn Lane and the property will be located on your right hand side

identified via our For Sale Board.

Terms

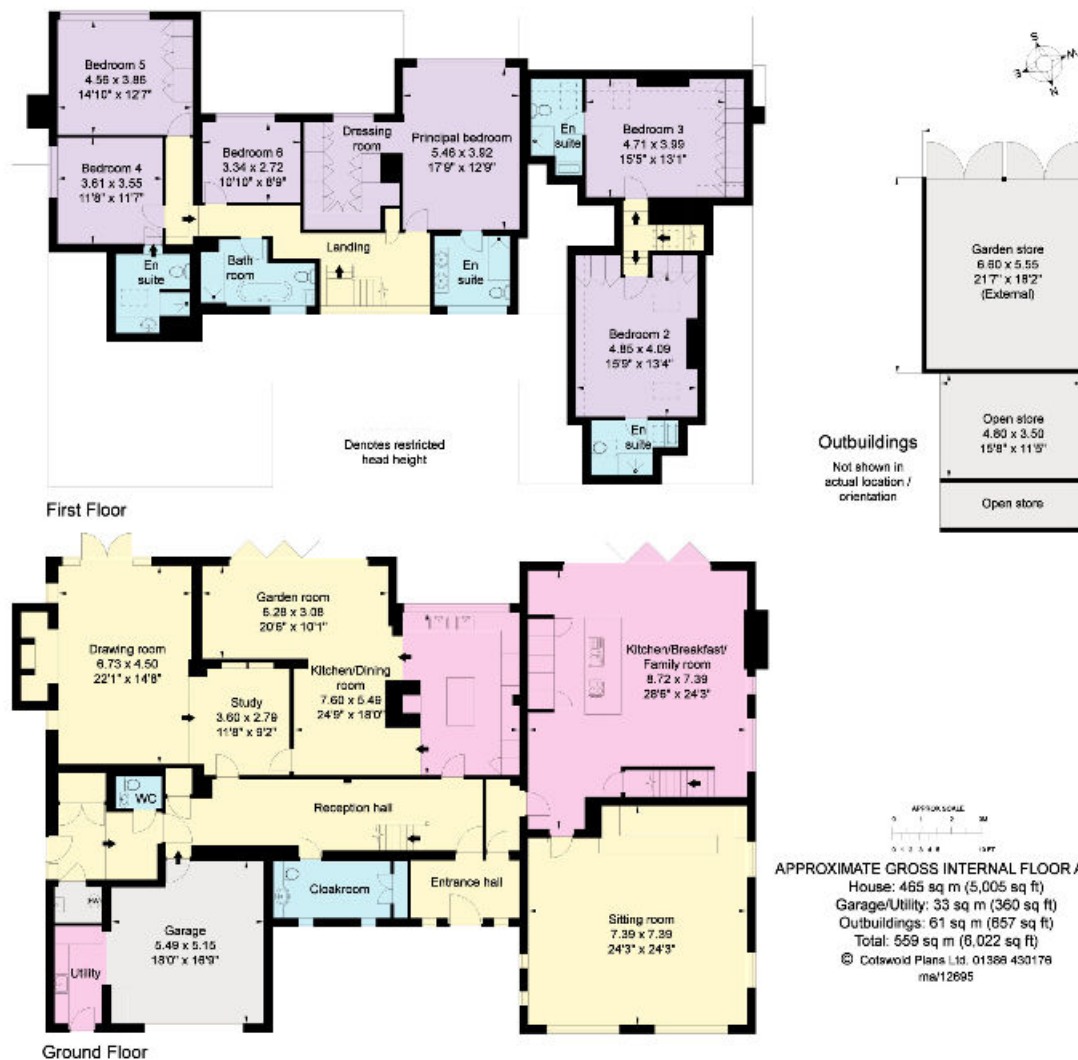
Tenure: Freehold

Local Authority: Stratford on Avon District Council. Telephone 01789 267575. Council Tax Band: G

Viewing

By prior appointment only with the agents





Knight Frank
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I would be delighted to tell you more.

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Your partners in property for 125 years

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2021. Photographs and videos dated September 2020 and November 2021.

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