










## PENTEWAN

Tanworth-in-Arden, Warwickshire



# A SUBSTANTIAL PROPERTY, IDEAL FOR MULTI-GENERATIONAL LIVING.

In a lovely rural area on the outskirts of the picturesque village of Tanworth-in-Arden.

			EPC
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Double			2.6 acres

**Distances:** Henley-in-Arden 4 miles, Hockley Heath 4 miles, Solihull 8 miles, M42 (J3) 2 miles, M40 (J16) 5 miles, Birmingham International Airport and Railway Station 15 miles (trains to London Euston from 70 minutes), Stratford-upon-Avon 19 miles, Warwick 12 miles Warwick Parkway Station (trains to London Marylebone from 69 minutes) Danzey Green Station (trains to Birmingham from 36 minutes) (All distances and times are approximate)

# SITUATION

Tanworth-in-Arden is a charming village set in Warwickshire’s rolling countryside, with a vibrant community, a 13th-century parish church, village green, post office, The Bell Inn, a well-regarded junior school with a nursery, village hall hosting regular events, and a tennis club with all-weather courts. The Birches Medical Centre is also nearby.

The village of Ullenhall is also easily accessible from the property. Ullenhall has a range of local amenities, including a village hall, a tennis club and The Winged Spur, a traditional British pub which serves as a popular social hub.

The area offers a wide range of state, private, and grammar schools, including those in Stratford-upon-Avon, Alcester, Warwick, Solihull, and Bromsgrove.

The nearby market town of Henley-in-Arden has shops, restaurants, a doctor’s surgery, and recreational facilities. Solihull, Stratford-upon-Avon, Redditch, and Leamington Spa are also easily accessible.

Transport links are excellent, with access to the M42, M6, M40, and M5, as well as Birmingham International Airport, the railway station, and the National Exhibition Centre.

# THE PROPERTY

Pentewan is in an idyllic location, private yet not isolated. The property is accessed through an entrance hall with stairs leading to the first floor and double doors opening into the impressive dual-aspect snooker room. Additional principal reception rooms include a charming triple-aspect drawing room and a dining room, with a perfectly positioned window offering views over the extensive rear gardens. The living space is further complemented by a kitchen/breakfast room, conservatory and study.





There are five bedrooms in total, including two on the ground floor. Accessed via the entrance hall staircase to the first floor is a substantial principal bedroom with a dressing room, a further bedroom and bathroom.

There are two further bedrooms a dressing room, two bathrooms and sauna to the ground floor. A further bedroom, dressing room and storage room are accessed via a secondary staircase.

In addition to the main residence, Pentewan boasts a completely self-contained annexe, offering a versatile living space. This separate accommodation includes a well-equipped breakfast kitchen, a comfortable sitting room, and a bright conservatory that provides an ideal space for relaxation.



Annexe



Annexe



Annexe



Annexe



The annexe also features a spacious double bedroom, perfect for guests or extended family, along with a bathroom. This self-contained area ensures privacy and independence, making it an ideal addition for multi-generational living or as a potential rental opportunity.

Outside, the property is set within an attractive plot that greatly enhances its appeal. The large driveway provides ample parking for multiple vehicles and leads to the double garage.

The gardens wrap around the entire property, creating a peaceful and private setting. At the rear, a charming patio offers the perfect spot to relax and take in the surrounding views, with the expansive, mainly lawned garden serving as the central feature. The grounds extend to 2.60 acres and include a tennis court, making Pentewan an ideal home for family living and outdoor enjoyment.





# PROPERTY INFORMATION

**Services:** Mains water and electricity. Private drainage. Oil fired central heating to the main house. Fast Fibre Broadband.

**What3Words:** ///molars.listening.extremes

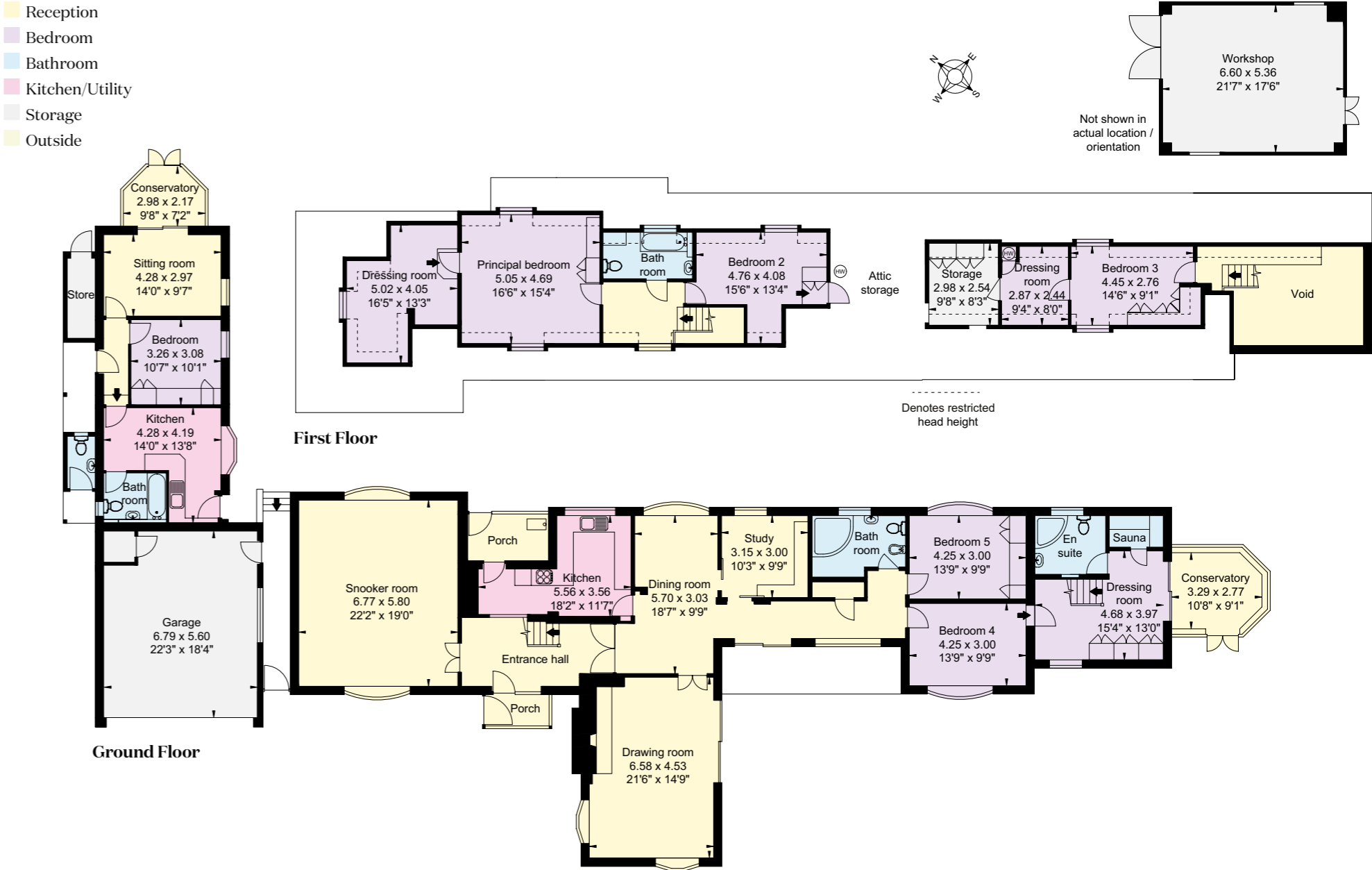
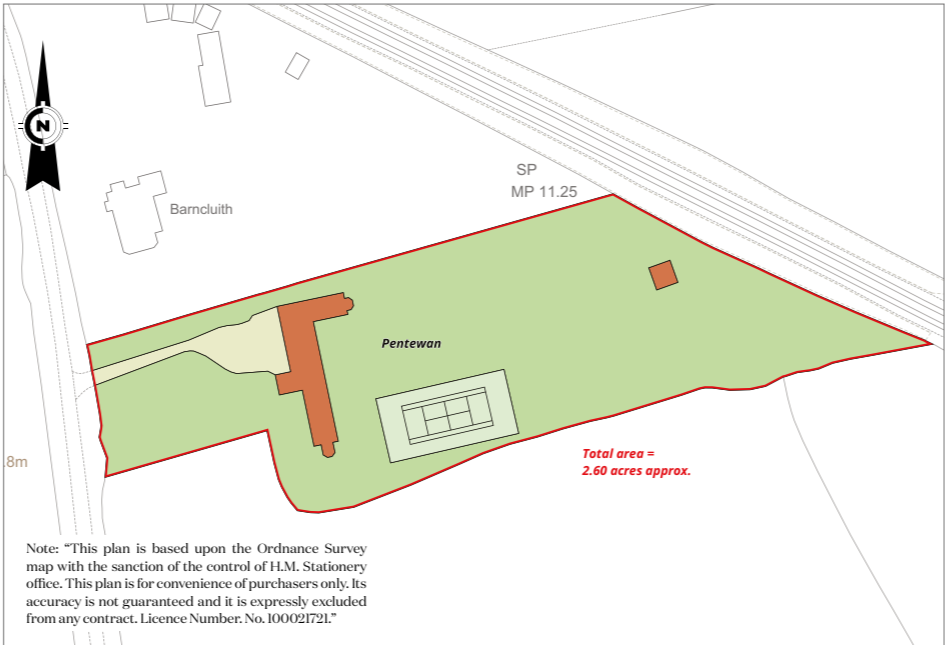
**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council

**Council Tax:** Band H

**Agents Note:** Please note that there is a public right of way at the bottom of the garden.

**Viewing:** By prior appointment only with the agents.



Approximate Gross Internal Area = House: 326 sq m (3,510 sq ft)  
Annexe: 52 sq m (560 sq ft)  
Garage/Store/External WC/Workshop: 80 sq m (861 sq ft)  
Total: 458 sq m (4,931 sq ft)  
inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

**Will Ward-Jones**

01789 297735

[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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Date: 22 April 2025  
Our reference: STR012298344

## Pentewan, Rams Hill Lane, Tanworth-in-Arden, Solihull, B94 5BA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**William Ward-Jones**  
Partner, Office Head  
+44 1789 206 951  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

**[knightfrank.co.uk](https://knightfrank.co.uk)**

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