



ALLERTON

Tanworth-in-Arden, Warwickshire





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 (trains to London Marylebone from 69 minutes), Birmingham International Airport and Railway Station 15 miles (trains to London Euston from 70 minutes), Stratford-upon-Avon 19 miles. (Distances and times approximate)

A BEAUTIFUL FAMILY HOME OF NEARLY 5,726 SQ FT ON A COVETED PLOT BACKING ON TO THE GOLF COURSE.

This exceptional residence offers spacious and versatile living perfectly suited to modern family life with the added benefit of planning permission to create a triple garage with an apartment above.

In all about 1 acre

			EPC
5	5	4	C

Services: Mains gas, water, electricity and drainage. Air source heat pumps.

What three words: ///notice.undulation.hiking

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council

Council Tax Band: I

Viewing: By prior appointment only with the agents

SITUATION

Tanworth-in-Arden is a vibrant and welcoming community. The village offers a wealth of amenities, including a historic 13th-century parish church, a delightful village green, a post office, and the popular Bell Inn with an acclaimed restaurant. Families will appreciate the highly regarded junior school with nursery facilities, while the village hall hosts the garden club, Women's Institute with regular events, and a tennis club featuring three all-weather courts. The nearby Birches Medical Centre ensures convenient healthcare access.

Just a short distance away is the attractive market town of Henley-in-Arden, which provides a variety of shops and leisure facilities. For broader retail and cultural experiences, Solihull's Touchwood shopping centre, Stratford-upon-Avon's renowned theatres and Shakespearean heritage, Redditch and Leamington Spa are all easily accessible.

Education options in the area are outstanding, with a diverse selection of state, private, and grammar schools to suit most needs. This includes grammar schools in Stratford-upon-Avon and Alcester, prestigious prep and public schools in Warwick, including King's School for Girls, as well as well-regarded institutions such as Solihull Public School and Bromsgrove School.

Commuters benefit from excellent motorway links via the M42, M6, M40, and M5. Birmingham's cultural highlights—Symphony Hall, National Indoor Arena, and Hippodrome—are within reach, alongside Birmingham International Airport, railway station, and the National Exhibition Centre. Leisure options abound with Ladbrook Park Golf Club nearby and racecourses at Warwick and Stratford-upon-Avon close at hand.



THE PROPERTY

Set within a substantial and impressive plot in one of Warwickshire's most desirable villages, this beautifully presented family residence offers spacious, flexible living designed for modern lifestyles. Combining generous proportions, superior finishes, and a prime location. The ground floor features elegant reception rooms, including a welcoming sitting room, formal dining room, private study, and a wonderful open-plan kitchen/dining/living space – the vibrant heart of the home, perfect for family life and entertaining. Additionally, a versatile gym/party room adds a unique lifestyle dimension to this outstanding property.

Upstairs, the luxurious principal bedroom suite offers a tranquil retreat complete with a generous dressing room and a stylish en suite bathroom. Four further double bedrooms provide ample accommodation for family and guests, with three benefiting from their own en suite bathrooms, complemented by a well-appointed family bathroom. Externally, this impressive property benefits from a spacious gated driveway providing ample parking for multiple vehicles and direct access to the integral garage.

Additionally, the home offers the exciting advantage of planning permission to construct a triple garage with ancillary accommodation above. Full plans and details are available via the link below:

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/3fe2ead9-a30d-c8d2-59db-08dc7189deeb?route=/Home>

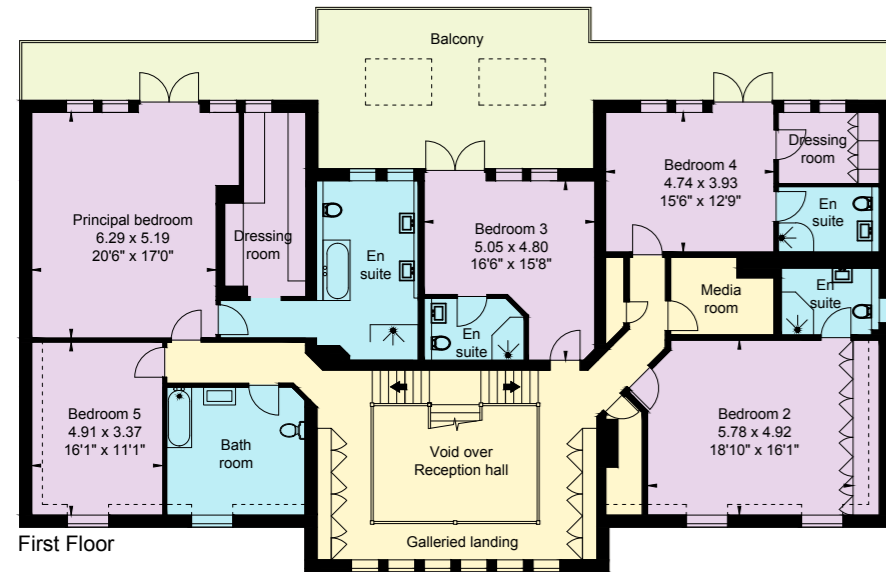
To the rear, the property features a stunning garden, predominantly laid to lawn and beautifully framed by mature trees and herbaceous shrub beds. Backing directly on to the golf course, this outdoor space offers a true golfer's paradise while providing a tranquil and idyllic setting for family life. Multiple patio areas allow enjoyment of the sun throughout the day, making the garden ideal for both relaxation and entertaining guests.







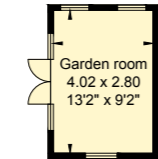




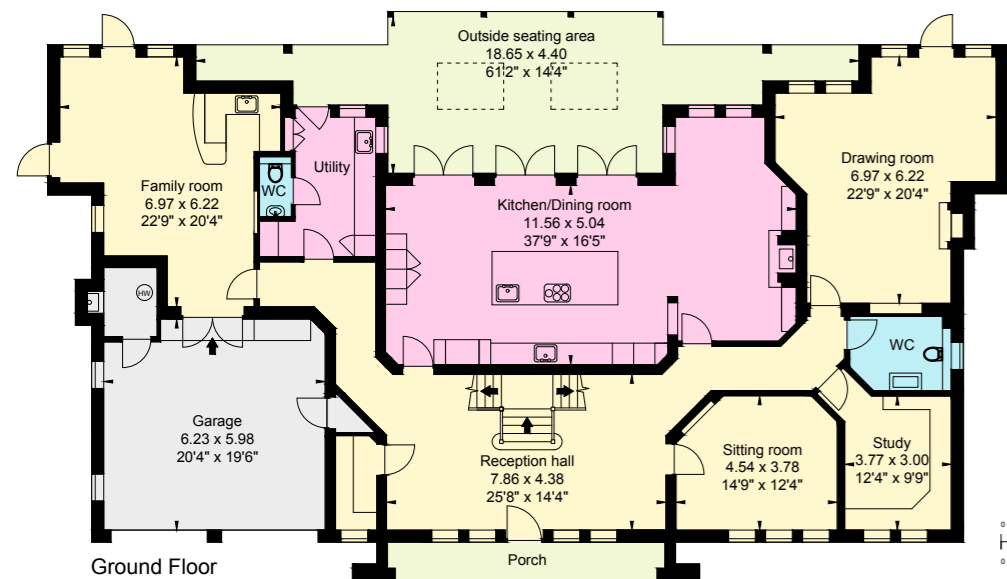
First Floor



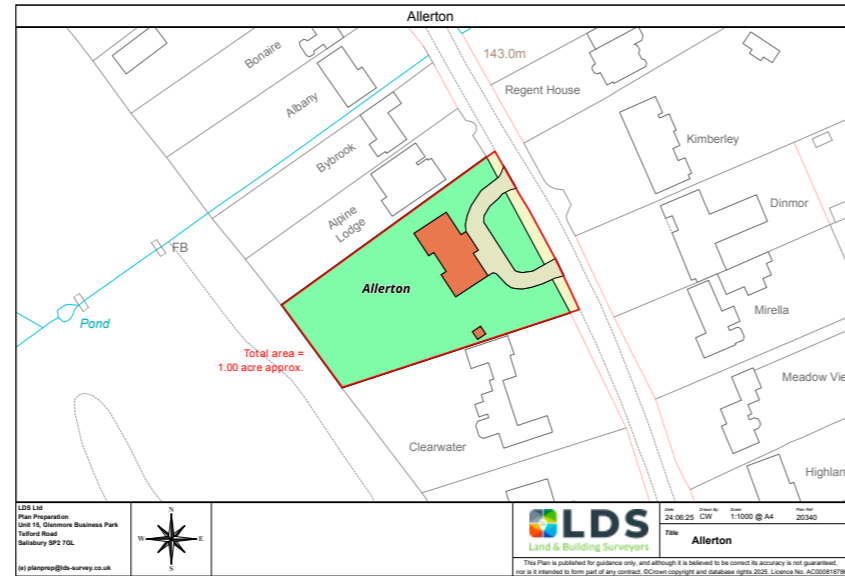
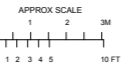
Denotes restricted head height



Outbuilding
Not shown in actual location / orientation



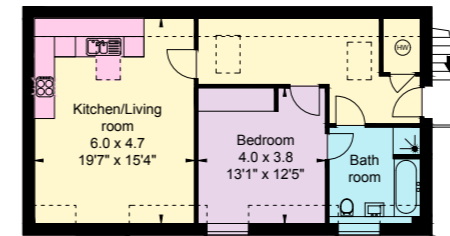
Ground Floor



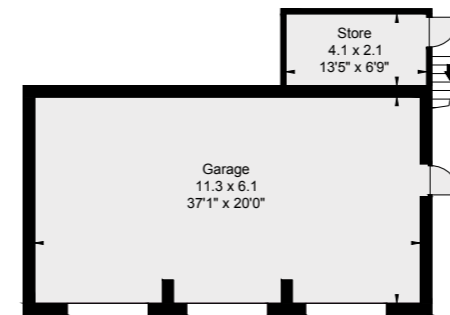
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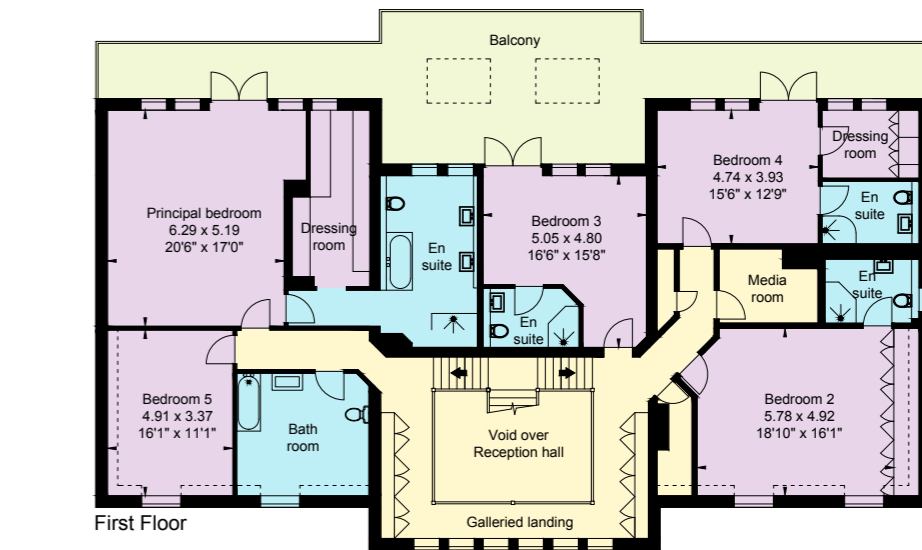
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Proposed Flat
First Floor



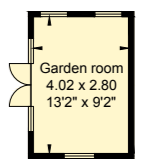
Proposed Outbuilding
Ground Floor



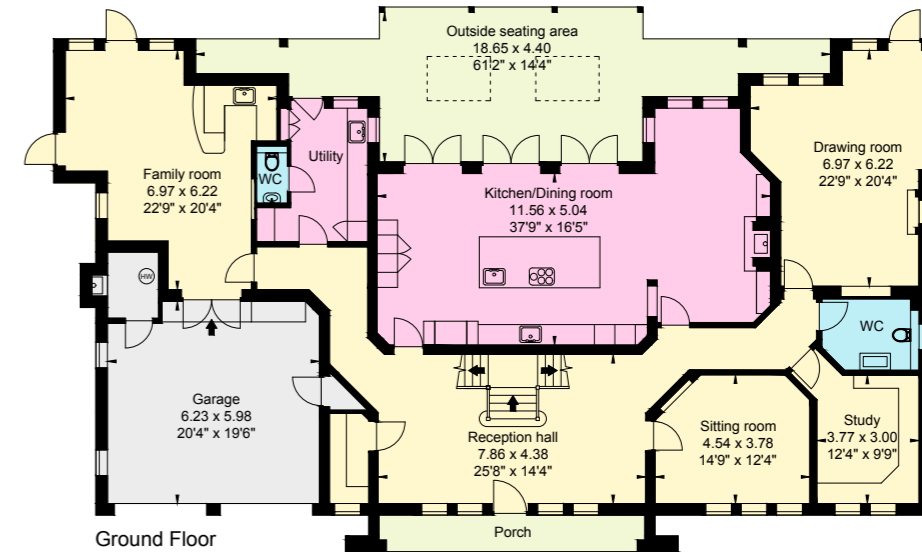
First Floor



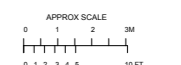
Denotes restricted head height



Outbuilding
Not shown in actual location / orientation



Ground Floor



Approximate Gross Internal Area
House & Garage: 532 sq m / 5,726 sq ft exc. Void
Outside Seating area: 50 sq m / 539 sq ft
Garden room: 11 sq m / 121 sq ft
Total: 593 sq m / 6,386 sq ft

Proposed Plans
House & Garage: 532 sq m (5,726 sq ft) exc. Void
Outside Seating area: 50 sq m (539 sq ft)
Garden room: 11 sq m (121 sq ft)
Proposed Flat/Outbuilding: 147 sq m (1,587 sq ft)
Total: 740 sq m (7,973 sq ft)

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.

We would be delighted
to tell you more.

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Date: 08 July 2025
Our reference: STR180272

Allerton, Poolhead Lane, Tanworth-in-Arden, Solihull, B94 5ED

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,350,000.

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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