



2 WOODCOCK CLOSE

Penn Lane, Tanworth-in-Arden, Warwickshire, B94 5HH



A BEAUTIFUL FAMILY HOME IN THIS EXCELLENT LOCATION WITH IDYLIC VIEWS.

Offering a perfect blend of well-presented accommodation, space and versatility.

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Local Authority: Stratford on Avon District Council

Council Tax band: G

Services: Mains water, gas and electricity. Mains drainage

Fixtures and fittings: All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale.

However, certain items may be available by separate negotiation.

Tenure: Freehold

Postcode: B94 5HH

What3words: ///poem.ample.nail

SITUATION

Tanworth-in-Arden is a charming village with an active community. Facilities include a 13th-century parish church, village green, post office, Bell Inn and restaurant; a highly regarded junior school with nursery; village hall with the 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 Shakespearean heritage and theatres, and 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 grammar schools in Stratford-upon-Avon and Alcester, Warwick prep and public schools and King’s School for Girls in Warwick. Solihull Public School and Bromsgrove School are also accessible.

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 and Hippodrome. Birmingham International Airport, railway station, and National Exhibition Centre are also close. Ladbroke Park Golf Club is nearby, and there are racecourses at Warwick and Stratford-upon-Avon.

DISTANCES

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 are approximate).





THE PROPERTY

Situated in a private and peaceful location within this highly sought-after village, this substantial family home offers a perfect blend of well-presented accommodation, space, and versatility.

Upon entering via the welcoming porch, you are greeted by a generous entrance hall with stairs rising to the first floor and doors leading to the principal reception rooms. These include a large, dual aspect drawing room ideal for entertaining, and a charming dining room featuring a bay window that overlooks the rear garden.

The heart of the home is the well-appointed kitchen, which flows seamlessly into a bright breakfast room—perfect for casual dining. A light-filled, dual-aspect family room with sliding doors opens directly on to the rear patio, creating an effortless connection to the outdoors. Additional ground-floor accommodation includes a versatile playroom, a dedicated home study, a practical utility room, a guest toilet and a cloakroom.

Upstairs, the spacious principal bedroom benefits from a modern en suite shower room with a double sink, toilet and bidet. Four further well-proportioned bedrooms and a stylish family bathroom complete the first floor.

This delightful property combines flexible living space with an enviable setting, making it an ideal home for growing families or those seeking a tranquil lifestyle in a prestigious village location.



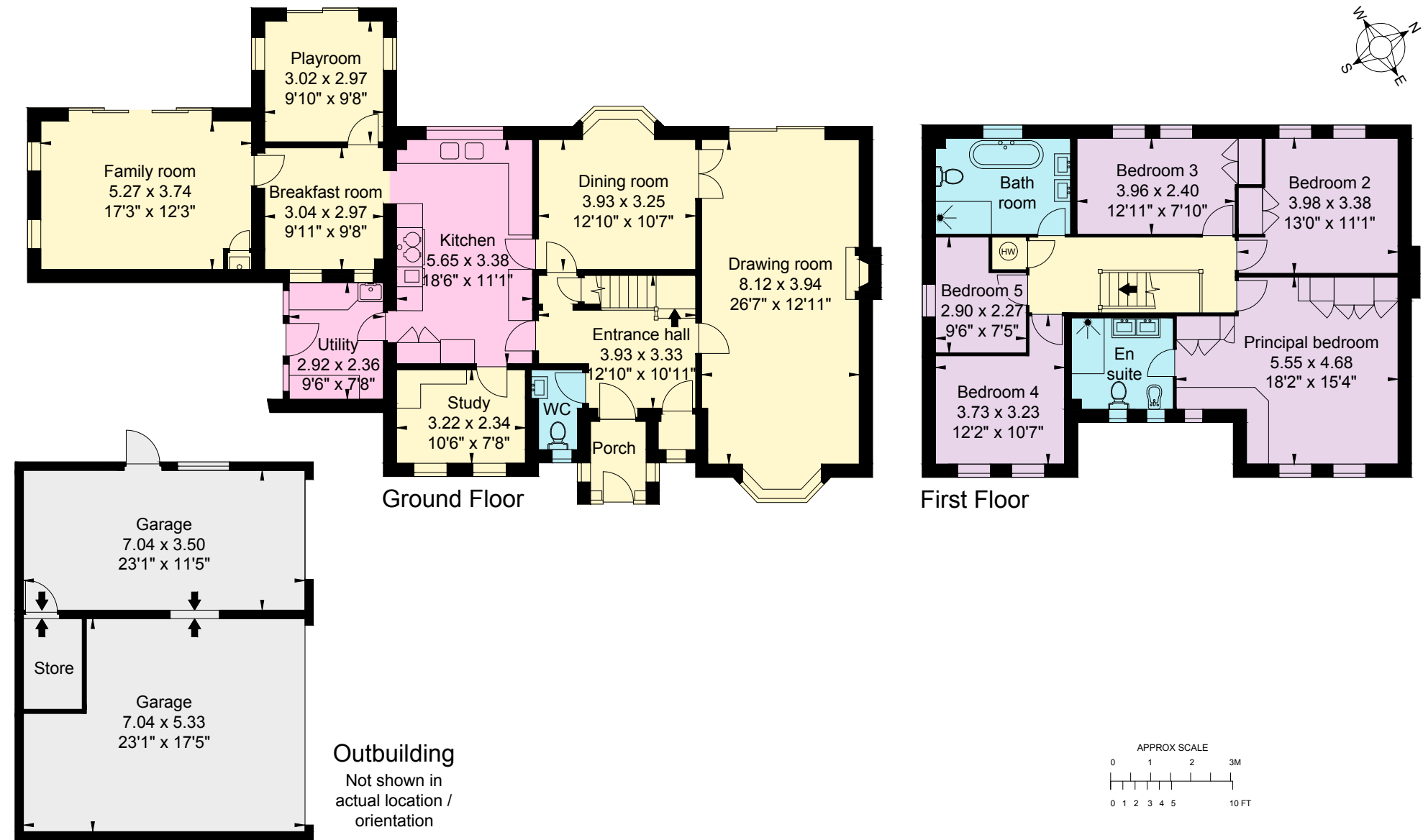


GARDENS AND GROUNDS

Outside, the property benefits from a large driveway allowing parking for several cars and giving access to the triple garage.

To the rear is where this home truly benefits from its unrivalled position, having a delightful garden being mainly laid to lawn and well stocked with an array of mature trees, shrub beds and planted borders. With several patio areas allowing one to chase the sun throughout the day whilst enjoying the beautiful views of the fields beyond which is a most unique feature of this excellent family home. A multitude of birdlife, wildlife passing by and beautiful sunsets complete the picture.





Approximate Gross Internal Area
House: 234 sq m / 2,520 sq ft
Outbuilding: 64 sq m / 690 sq ft
Total = 298 sq m / 3,210 sq ft

Viewing: By prior appointment only with the agents

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: 28 August 2025
Our reference: STR012588507

2 Woodcock Close, Penn Lane, Tanworth-in-Arden, Solihull, B94 5HH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

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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Yours faithfully



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