



Broad Oak House
Broad Lane | Tanworth-in-Arden | Solihull | B94 5HX

FINE & COUNTRY

BROAD OAK HOUSE

Occupying a much sought after location in the highly desirable village of Tanworth in Arden, Broad Oak House is a stunning six double bedroom detached Georgian style family home. Sitting within 0.5 acres, this substantial property is set back behind a private gated entrance, offering generous frontage, triple garaging, and delightful landscaped rear gardens overlooking open countryside. The generous living space has been finished to the highest specification and is beautifully presented by the current owner.



The attention to detail, exquisite décor and stylish presentation are apparent from the moment you step through front door into the fabulous light and airy reception hall. Creating a magnificent statement, this elegant, chic space sets the theme that flows throughout this home. The smart design of this stunning home allows all principal reception rooms to radiate from this space creating a well-balanced flow throughout the ground floor accommodation.

Conveniently located to the side of the stylish entrance is a spacious guest WC and two cloakrooms. There are three main reception rooms offering ample space and flexibility for the family. Overlooking the private frontage are the first two reception rooms, presently used as a generous, well-proportioned office and a superb snug/cinema room, both immaculately presented. Taking in views across the rear terraces, landscaped garden, and open countryside beyond, is the fabulous living room. This impressive room, with its beautiful feature fireplace, offers ample space for the whole family to relax and entertain. The real hub of this home has to be the outstanding open plan breakfast kitchen and family room. The streamlined kitchen space offers a sleek contemporary design, creating both practicality and style. Having a bank of floor to ceiling equipment and smart cabinetry to one wall, together with countertops and cabinets to two further sides and a generous breakfast bar offering casual dining for the family, this is the perfect space for everyone to come together. Continuing the open plan design, and beneath a large glass lantern roof is the wonderful dining area, with glass to three sides and doors leading out to the rear terraces, this is a superb setting to dine and entertain family and friends. Adjoining the kitchen is a fully fitted utility room with a door leading out to the side of the property, providing easy access to the garaging, etc.







Seller Insight



“ Living at Broad Oak House for the past three years has been a wonderful chapter of my life – however for me, it’s time for a new adventure.”

“The walls of Broad Oak House have been painted with the exquisite hues of Farrow and Ball paint. Every room now bears the imprint of personal style, creating a space that reflects both comfort and elegance. In the pursuit of security, modern measures have been seamlessly integrated.”

“Broad Oak House first caught my eye with its charming exterior. Walking into the hallway was an instant “wow” moment. The layout, with each room branching off the main hall, was smart and perfect for hosting. Living here, I’ve felt a genuine pride in calling Broad Oak House my home.”

“The kitchen is the hub of our home. It’s a cosy and inviting space that effortlessly caters to both formal dining and casual meals around the island. As soon as I step through the door, my ritual is simple—grab a cup of tea and turn on the TV. It’s a moment to unwind and relax, surrounded by the warmth of our welcoming home. Despite its size, Broad Oak House always manages to exude a sense of cosiness that makes it a comforting haven for all who enter.”

“The lounge is the perfect size. There’s something special about the warmth of the fire that adds an extra layer of comfort to the space. I also created a cinema room for myself and my children, a spot I’ll truly miss. Grabbing a bowl of popcorn and immersing ourselves in a good film became a cherished pastime. The joy of shared movie nights and the escapism of the cinema room will hold a special place in my memories.”

“The garden at Broad Oak House is bathed in sunlight during the summer months, providing a pleasant outdoor environment. The triple garage space, a notable feature, serves as a dedicated area for the maintenance and tinkering with my motorbikes.”

“One of the primary attractions of the area is its convenient proximity to major transport links. The property’s gated and set-back location contributes to a quiet and private ambiance. The thoughtful design ensures a level of seclusion that enhances the overall tranquillity of the residence. Our neighbours have proven to be not only kind but also exceptionally helpful.”

“What I’ll miss the most is undoubtedly the master suite. The sheer size and proportions are generous and unmatched. The lovely ensuite, featuring a double walk-in shower, adds a touch of luxury that I’ve come to appreciate. The elegance of the space, gives the ambience of a 5 star hotel and I feel incredibly fortunate to have experienced the comfort of such a wonderful living space.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

A fabulous glass balustrade staircase takes you to a stunning glass gallery landing, beautifully presented with a feature chandelier. To the front of the first floor are two double bedrooms, each with built-in wardrobes, two sets of sash windows, and high-quality en suite bathrooms incorporating double showers. Spanning the rear of the first floor is an incredible principal bedroom suite with a large dressing room featuring built-in storage to the left and a generous en suite bathroom to the right. The en suite offers a large walk-in shower cubicle and designer bath. There is an incredible amount of light entering this amazing room through five sash windows.

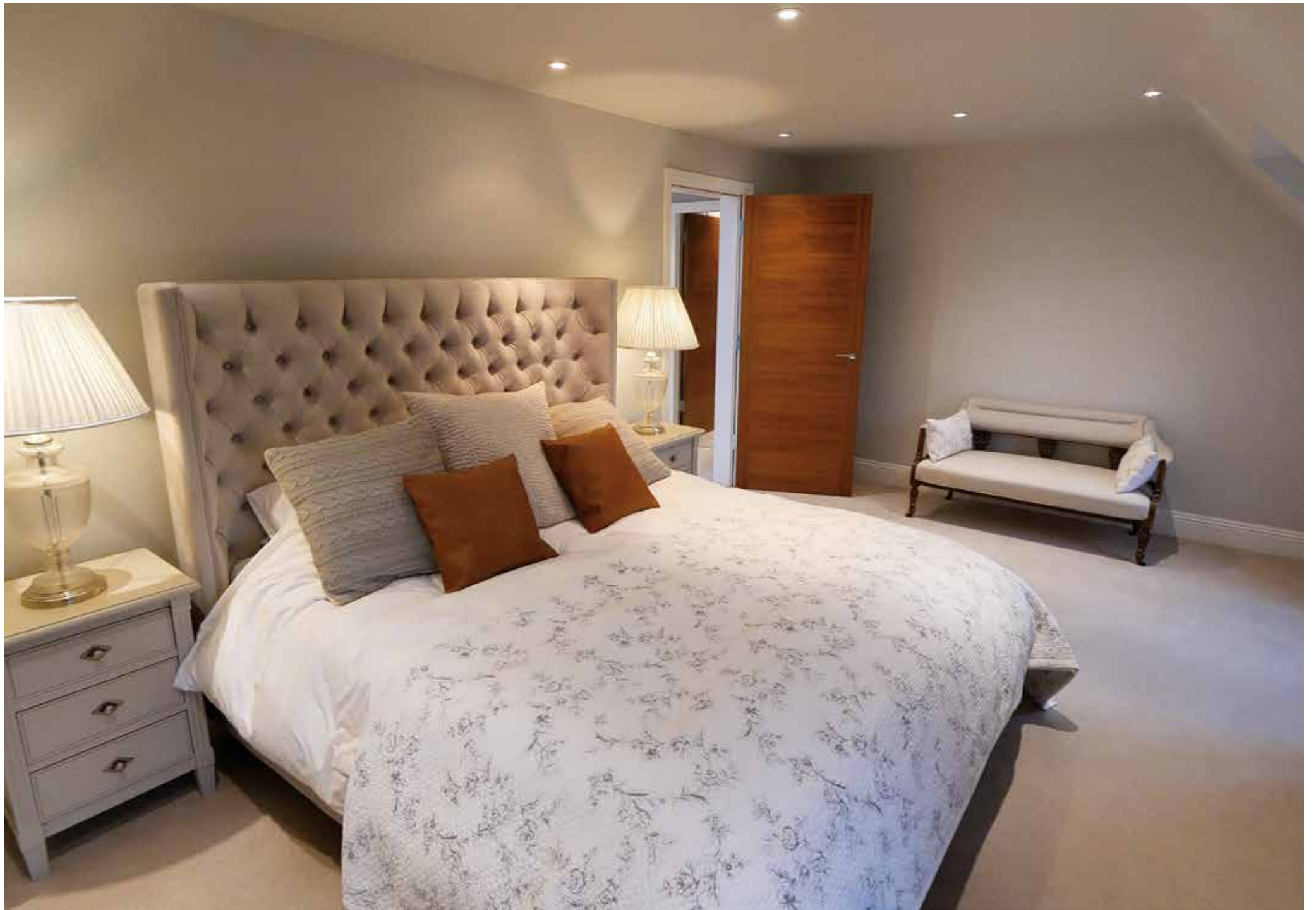
Second Floor

A staircase from the gallery landing rises to the second floor, where you will find three additional double bedrooms and a generous family bathroom. Spanning the width of the second floor is a very large and extremely useful storage room.

















Outside

The property benefits from a triple garage with a large utility/laundry and WC located to the rear, offering the potential to convert some of the garage into an annex, subject to the necessary planning permissions. To the rear of the property are superbly spacious terraces that span the entire width of the property, creating numerous areas for Alfresco dining and entertaining. The gardens are mainly laid to lawn and have some beautiful matures shrubs and trees creating a natural border to the open countryside beyond.





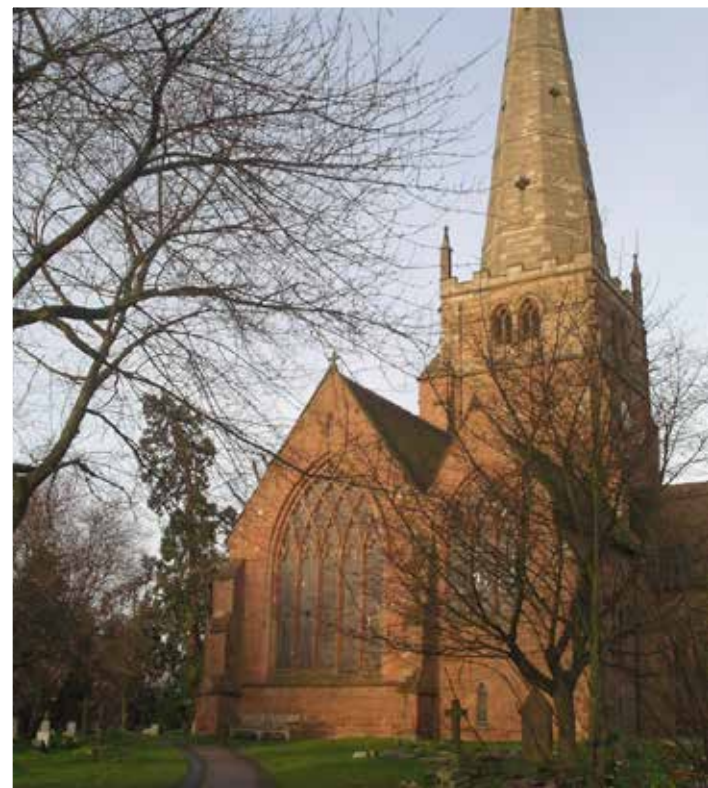
LOCATION

TANWORTH-IN-ARDEN

Tanworth-in-Arden is well situated for quick access to Henley-in-Arden with its excellent range of shops, bars and restaurants, and just 12 minutes from the popular town of Solihull. The village contains a good range of amenities including local inn and picturesque parish church. In addition, Tanworth-in-Arden boasts a nursery and junior and infant school, GP surgery as well as the renowned Ladbrook Park Golf Club and is well placed for access to the M40 and M42 motorways which, in turn, provide links to the M1, M6 and M5 thus enabling fast travel to the larger centres of commerce including Birmingham, Stratford-upon-Avon, Coventry and London. The NEC, Birmingham International Airport and Birmingham International Station are all within an approximate 20 minute drive and London 1 hour 20 minutes by train. The local railway station at Wood End provides commuter services into Birmingham and Stratford-upon-Avon. The village hall offers a range of activities and entertainment including a film club, gardening club, Pilates and music evenings.

SOLIHULL

The town of Solihull is also recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The borough benefits from a number of outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI excellent rated, Solihull School being one of the most highly respected within the country. The town itself offers an excellent range of amenities, bars and restaurants and a 9-screen cinema complex. There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses and an ice rink. Finally, Solihull has its own train stations, and the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5 and access to the north along the M6 motorway corridor.





Tenure
Freehold

Services
Water meter, mains gas, mains electricity and mains sewers

Directions
The postcode to the property is B94 5HX

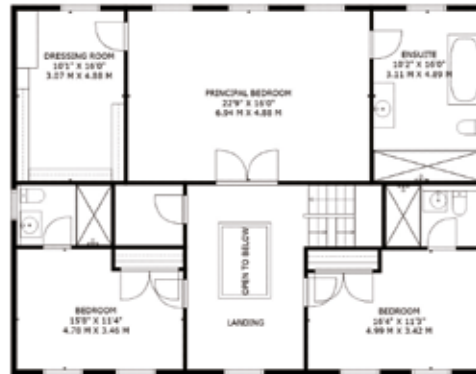
Local Authority
Stratford-Upon-Avon district council
Council Tax Band G

Plot is approximately 0.5 acres.

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on+44 (0)121 746 6400.

Website
For more information visit <https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

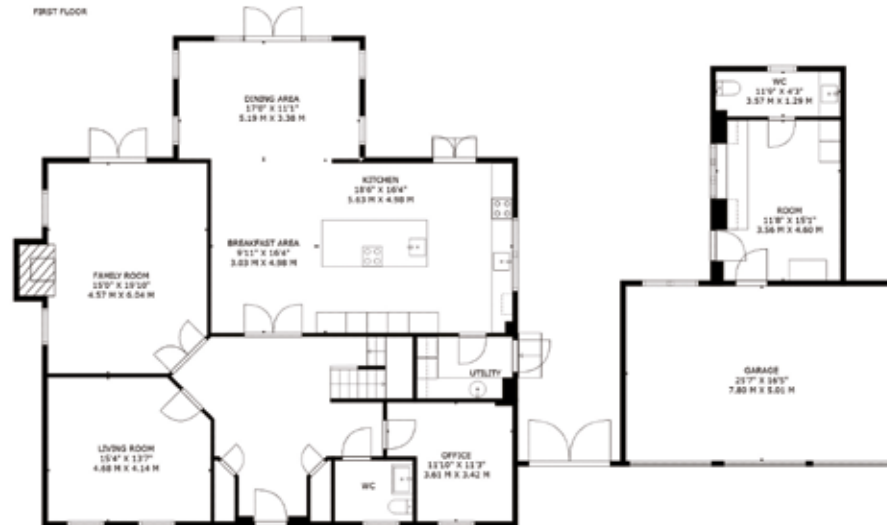




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA : 4620 sq ft, 430 m2

ADDITIONAL AREAS TOTAL: 896 sq ft, 84 m2

OVERALL TOTALS: 5516 sq ft, 514 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80 C	83 B



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







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With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

YOU CAN FOLLOW US ON



"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"

"A big thank you to both Martin and Rachel"

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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