



BY DESIGN



Little Beaumonts, Broad Lane, Tanworth-in-Arden, B94 5DP

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A substantial, characterful, 5 bedroom family home with a self-contained 1 bedroom cottage, located in the highly sought-after area of Tanworth-in-Arden. Situated within 0.8 acres of private grounds, the property has a generous split driveway, double garage and gorgeous countryside views from the south-facing garden.

C. 2.4 acres of paddock land with 3 stables adjoined to the Little Beaumonts plot is available to purchase. *Sold separately* (see page 5)

**Sold with No Onward Chain.**



Scan to watch  
Property Tour

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**Plot Size** 0.8 acres | **Internal Size** 3449ft<sup>2</sup> | **Bedrooms** 5 | **Bathrooms** 3.5 | **Utility Room** | **Conservatory** **Lawned Gardens** South | **Self-contained** 1 Bedroom Cottage | **Driveway** 8+ | **Double Garage** | **Tenure** Freehold  
**Council Tax** G | **EPC Rating** D | **Local Authorities** Stratford-upon-Avon / Warwickshire County Council







**Paddock**  
c. 2.4 acres  
SOLD SEPARATELY

**LITTLE BEAUMONTS**  
c. 0.8 acres

BOUNDARY LINES ARE APPROXIMATE FOR ILLUSTRATION PURPOSE ONLY































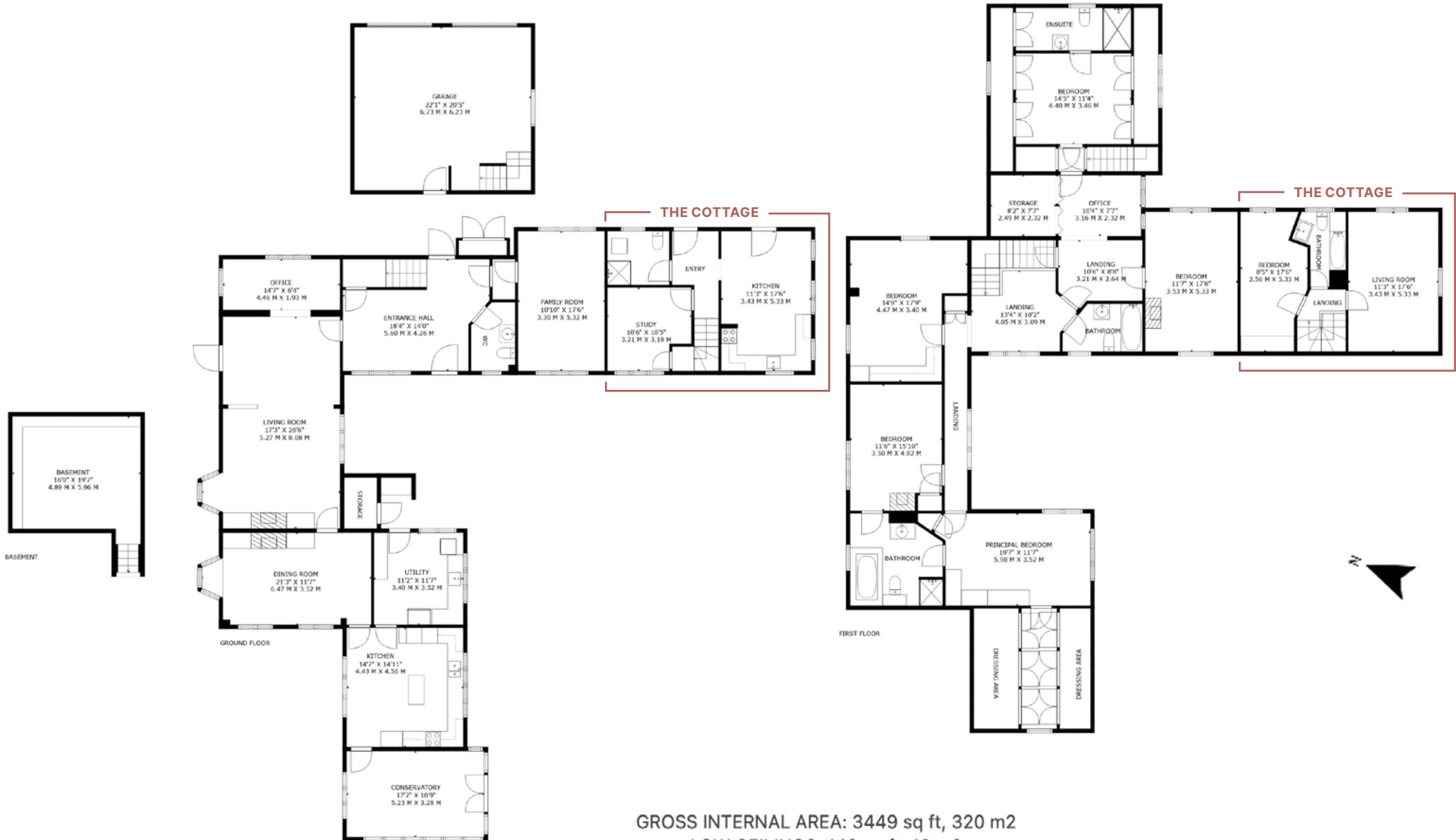


# The Cottage









GROSS INTERNAL AREA: 3449 sq ft, 320 m<sup>2</sup>

LOW CEILINGS: 142 sq ft, 13 m<sup>2</sup>

ATTIC: 64 sq ft, 6 m<sup>2</sup>

**OVERALL TOTALS: 3655 sq ft, 339 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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