



PIG TROT LANE, DANZEY GREEN, TANWORTH-IN-ARDEN, B94 5BJ
ASKING PRICE OF £925,000



- »X Stunning Character Cottage
- »X Set Within A Beautiful Village Location
- »X Planning Permission To Convert Barn/Workshop Into Annexe

- »X Significantly Extended
- »X Winter & Summer Lounges
- »X Breakfast Kitchen

- »X Master Bedroom With Ensuite
- »X Outstanding Views To Open Fields
- »X In And Out Driveway

PROPERTY OVERVIEW

This beautiful detached character cottage is set in Danzey Green, which is a small hamlet just under half a mile outside of Tanworth-in-Arden. Oak Cottage is an enchanting rural cottage with period origins which has been significantly extended and improved. The cottage has an abundance of character both externally and internally with exposed beamwork and original inglenook fireplaces. The cottage is approached off a quiet country lane onto a block paved driveway leading to a gravelled in out drive providing plenty of off road parking as well as access to a double carport. A gravelled pathway leads directly to the front door and a block paved path leads around the side of the cottage to the rear garden which offers a number of decked terraced areas. Located in the rear garden is an outbuilding which could be used as a home office or gymnasium and located off the front driveway is a versatile outbuilding which has electric and water supply and with planning permission for conversion into an annexe / studio.

Internally the entrance hallway affords tiled flooring and wooden cornicing, wood panelling to the walls, leaded window and stained glass window to the entrance, which gives access to a utility room, breakfast/kitchen with its exposed beams and born sealed flagstone floor, library with built in shelving, cast iron fireplace with tiled and wood surround and tiled hearth, dining room with an inglenook fireplace and flagstone hearth and brick surround. There is door access from the dining room to the decked terrace at the rear of the house, off the dining room there is a study area with exposed brick work, leaded and stained glass windows, the conservatory with its tiled floor and stained glass windows, double doors which leads directly onto the decked terrace, summer lounge which has double doors leading to the rear garden and decked terrace and the winter lounge with leaded windows and dual aspect views to the front garden and countryside. To the first floor, leading directly from the dining room via a weighted trap door which allows the staircase to be sealed from the downstairs are three double bedrooms and a further single bedroom (master with walk in wardrobe and luxury ensuite with a Jacuzzi bath) and a well appointed family bathroom.

Briefly the property affords:- large in and out block paved and stone driveway, entrance lobby, breakfast kitchen, snug, library, winter lounge, summer lounge, conservatory, four bedrooms (master with walk in wardrobe and ensuite), family bathroom, external gym / office, carport and barn / workshop with full planning permission for conversion into an annexe.

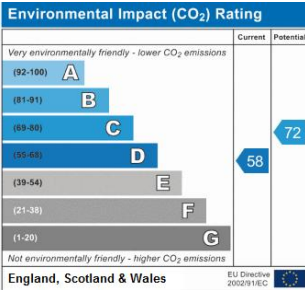
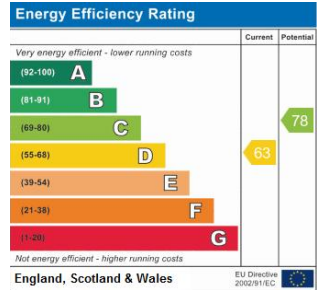
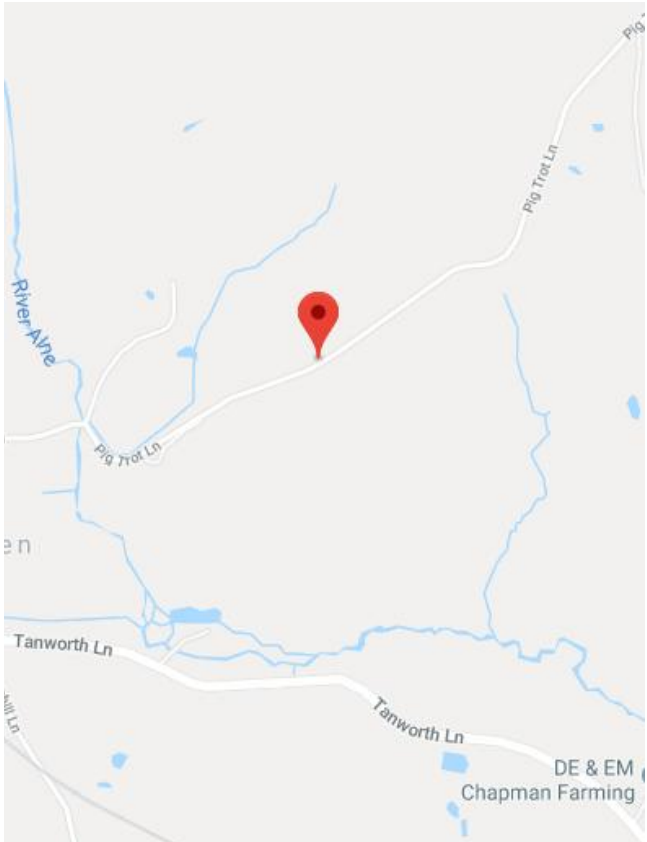
PROPERTY LOCATION

Tanworth in Arden is a delightful and sought after village well situated for quick access to Henley in Arden, Solihull and Hockley Heath. The village contains a good range of amenities including local inn and picturesque parish church. In addition, Tanworth in Arden boasts a junior and infant school as well as the renowned Ladbrook Park Golf Club and is well placed for access on 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, Coventry and London. The N.E.C., Birmingham International Airport and Railway Station are all within an approximate twenty minute drive.

COUNCIL TAX	Band G
TENURE	Freehold
SERVICES	Mains electricity, oil fired central heating and private drainage
BROADBAND	EE
GARDEN	Rear all south facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, carpets, some curtains, blinds and some light fittings



ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

21' 2" x 12' 7" (6.45m x 3.84m)

UTILITY ROOM

SNUG

14' 4" x 7' 6" (4.36m x 2.28m)

GUEST CLOAKROOM

LIBRARY

15' 0" x 14' 10" (4.57m x 4.51m)

STUDY

CONSERVATORY

20' 4" x 17' 3" (6.19m x 5.26m)

DINING ROOM

SUMMER LOUNGE

23' 0" x 10' 8" (7.01m x 3.25m)

WINTER LOUNGE

20' 1" x 18' 10" (6.12m x 5.75m)

FIRST FLOOR

MASTER BEDROOM

22' 9" x 18' 11" (6.93m x 5.76m)

WALK IN WARDROBE

ENSUITE

BEDRROM TWO

13' 1" x 10' 1" (4.00m x 3.07m)

BEDROOM THREE

15' 7" x 13' 11" (4.75m x 4.23m)

BEDROOM FOUR

9' 8" x 6' 9" (2.94m x 2.05m)

BATHROOM

OUTSIDE THE PROPERTY

WORKSHOP

27' 9" x 17' 11" (8.45m x 5.47m)

CARPORT

22' 8" x 13' 9" (6.92m x 4.20m)

GYM

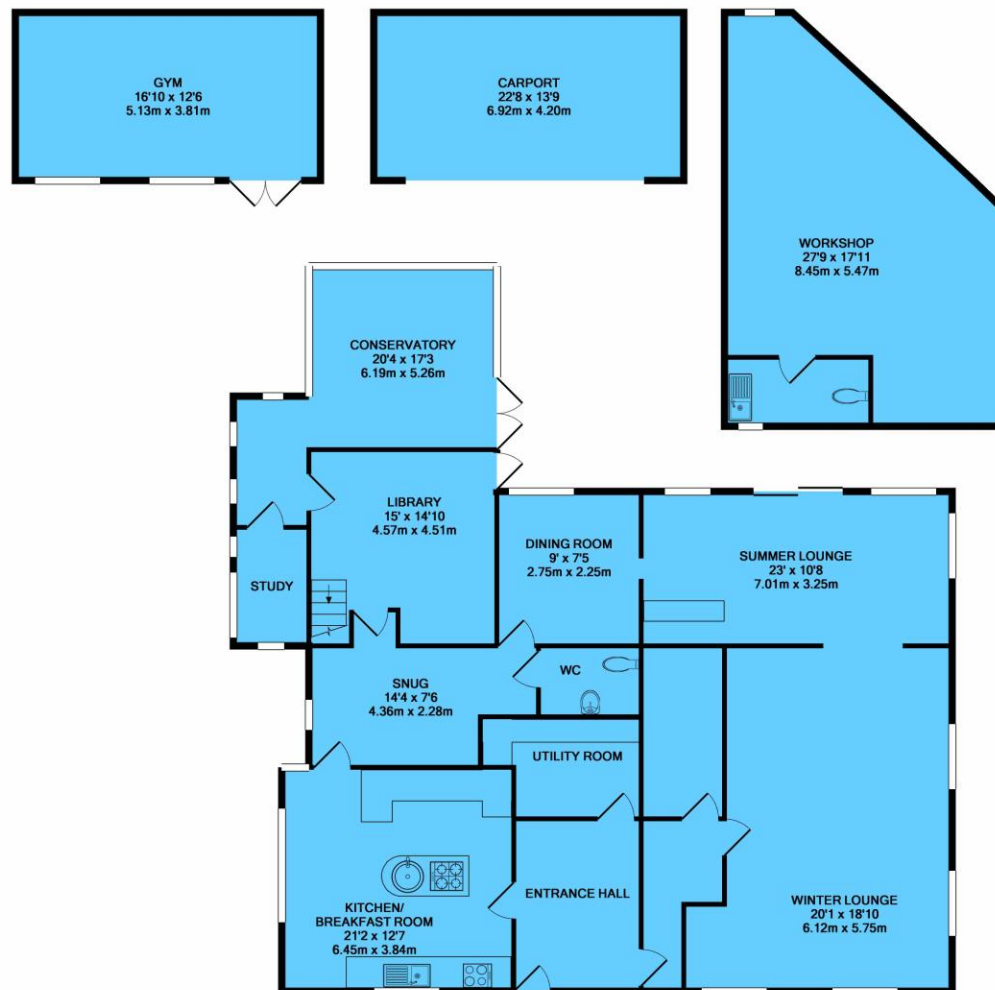
16' 10" x 12' 6" (5.13m x 3.81m)

GARDEN

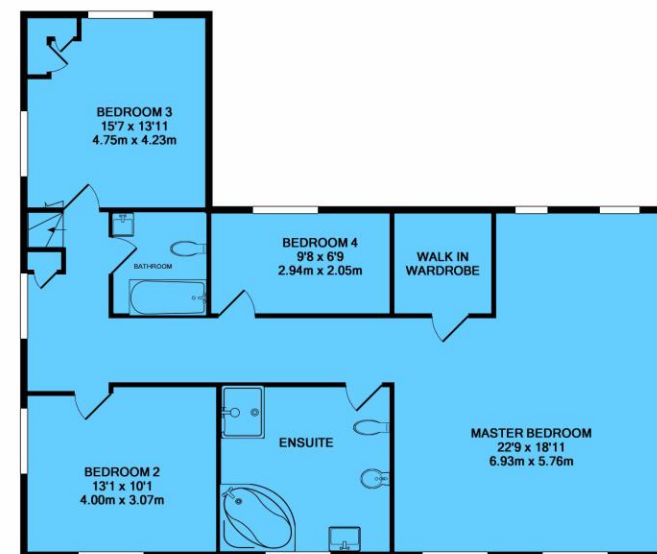
Landscaped with decked terrace areas







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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