



Abbeville,  
Vicarage Hill, Tanworth-In-Arden, Warwickshire, B94 5AN  
Offers In The Region Of £489,950

*An immaculately presented Grade II listed cottage, positioned in the heart of the highly desirable village of Tanworth-in-Arden.*

*This charming cottage retains a wealth of period character, featuring exposed timber beams and a traditional open fireplace. The ground floor accommodation comprises a sitting room, dining room, study area, and a well-appointed kitchen. To the first floor there are three bedrooms and a family bathroom.*

*Externally, the property is enhanced by a beautifully landscaped garden with mature borders, patio terraces, and an exceptional outbuilding equipped with power, lighting, water, and drainage. Currently utilised as a hobby room, this versatile space offers potential as a guest suite or professional home office.*

*Tanworth-in-Arden is a charming village with an active local community and provides such facilities as The Bell (pub and restaurant), highly regarded primary school with nursery, 13th Century parish church, village hall, and golf and tennis clubs. It is well placed for easy access to the M40 and M42 motorways, which, in turn, give links to the M1, M5 and M5, enabling efficient travel to Birmingham, Coventry and London. The nearest railway stations ("Danzey" and "Wood End") offer regular trains to Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre. In addition, the NEC and Birmingham International Airport are within a half an hour's drive.*



From Vicarage Hill, a solid oak front door opens into:-

### Living Room

A warm and welcoming living room featuring beautiful oak timber beams, 'heritage' double glazed window to the front, fitted window seat, feature fireplace with inset cast iron 'multi fuel' open grate fire with timber surround and tiled hearth, and two radiators. An opening leads through to:-

### Study Area

With double glazed french doors opening out to the paved sun terrace and rear garden, and door opening into the kitchen.

From the living room, an arched opening leads through to:-

### Dining Room

With feature 'heritage' double glazed window to the front, radiator, staircase rising to the first floor, feature panelling to the walls and fitted shelving. A feature arched glazed door opens into:-

### Kitchen

Shaker style fitted kitchen comprising a range of wall, base and drawer units with solid beech work tops over, tiling to splash backs, inset 1 1/4 sink unit with mixer tap over, built in 'Stoves' oven and grill, inset 5-ring gas hob with extractor hood over, space and plumbing for a dishwasher and washing machine, space for a fridge/freezer, double glazed window overlooking the rear garden, tiled flooring, under-stairs storage cupboard, feature exposed timber beams, fitted shelving and wall mounted 'Worcester' gas fired combination boiler.

### First Floor

With doors to three bedrooms and bathroom.

### Bedroom One

With feature 'heritage' double glazed window to the front, radiator, fitted 3-door wardrobe with automatic lighting, hanging rails, drawers and storage cupboards over. Further fitted overbed wardrobes with automatic lighting, hanging rails, drawers and storage cupboards over, matching built in bedside cabinets, feature exposed timber beams and hatch giving access to the loft.

### Bedroom Two

With feature 'heritage' double glazed window to the front, radiator, hatch giving access to the fully boarded loft, built in wardrobe with hanging rail, drawers and cupboards over, feature exposed timber beams.

### Bedroom Three

With double glazed window overlooking the rear garden, radiator, built in floating wardrobe with hanging rail, and fitted shelving.

### Bathroom

Four piece bathroom suite comprising; quadrant shower unit with mains fed 'Drench Head' shower over, wall mounted shower controls and additional hand held attachment, bath with mixer tap over and inset pull out shower hose, floating wash hand basin with chrome mixer tap over, low level W.C with concealed cistern, double glazed obscure window to the rear, chrome ladder style radiator and further chrome heated towel rail, feature tiling to walls.

### Rear Garden

This beautifully presented landscaped garden is enclosed on three sides by timber fencing. A paved patio area provides space for a table and chairs, and steps ascend to a neatly kept lawn with well stocked flower borders housing a wide range of mature plants, shrubs, bushes and trees. At the far end, a private paved sun terrace creates the perfect setting for al fresco dining and relaxation. Double glazed timber doors open into:-

### Workshop

An outstanding timber-framed, fully insulated workshop, fully equipped with power, lighting, water, and drainage. Currently utilised as a hobby room, the space offers exceptional versatility, lending itself equally well to use as a guest suite, home office, or creative studio. Enhanced by a double-glazed front window, a feature wood-burning stove, and access to a conveniently appointed W.C.

### Garden Store

With timber glazed door, power and lighting.

### Parking

On road parking is available to the front.

### Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with 'Good outdoor' coverage for all providers. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford on Avon District Council - Band E

Tenure:

The Property is Freehold and vacant possession will be given upon completion of the sale.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

Earles is a Trading Style of 'John Earle & Son LLP'

Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.





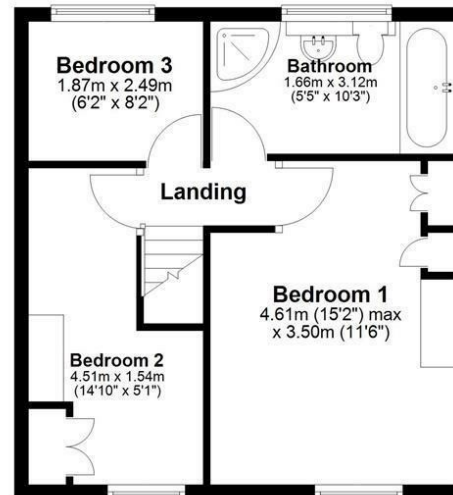
### Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 94.6 sq. metres (1018.5 sq. feet)

