

EARLES
TRUSTED SINCE 1935

Sherwood Oaks,
Broad Lane, Tanworth-In-Arden, Warwickshire, B94 5HR

Offers In The Region Of £1,150,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

This elegant Edwardian residence was acquired by the current owners many years ago and has since been thoughtfully enhanced to create a grand family home set within nearly 1.5 acres of glorious gardens and grounds. Occupying one of the largest plots on the much sought-after Broad Lane, the property is situated behind wrought iron gates, providing security and privacy, as well as adding to the overall appearance and style. In addition, there are superb views over the extensive rear garden and unspoiled Warwickshire countryside beyond.

The property was sympathetically extended 20 years ago, with the aid of an architect, to include a magnificent drawing room and an impressive principal bedroom suite above, comprising a spacious bedroom, dressing area and en-suite bathroom. The extension also included a balcony reached by patio doors from the main bedroom. Much of the ground floor of the house and the master bedroom benefits from the highest quality solid oak flooring, sourced from a specialist company. Throughout these improvements, great care has been taken to preserve the property's character and charm.

Tanworth-in-Arden is a much sought-after village, one of the most charming in the county, and with an active local community, provides such facilities as The Bell (pub and restaurant), highly regarded primary school with nursery, 13th Century parish church, village hall, golf and tennis clubs, and excellent doctors' surgery. The property is conveniently placed for access to the M40 and M42 motorways, reached via the A435, which also provides a direct route South. Wood End station is just a mile away, with regular trains to Birmingham, Stratford-upon-Avon and other destinations. Dorridge station, with regular fast trains to London, is only a short distance away, as are Birmingham International Airport (BHX) and the NEC.







This property is set back from the road behind a pair of wrought iron gates, hung on substantial brick pillars, opening onto a tarmacadam driveway (with central island) that provides parking for multiple vehicles and gives access to the double garage. The architect-designed central soild oak front door, with leaded light screens to the either side, opens into:

Enclosed Entrance Porch
8'11" x 4'0" (2.72m x 1.23m)
With solid oak flooring. The original front door, with feature stained glass leaded light inset panel, into:

Reception Hall
7'3" (min) x 3'2" (min) (2.23m (min) x 0.97m (min))
With exposed timbers to the ceiling, staircase rising to the first floor, and two radiators with covers and shelves over.

Downstairs WC
8'4" x 3'2" (2.56m x 0.98m)
With double glazed window to the front, low level WC, wash hand basin set within cast iron stand, matching mirror, extractor fan, and tiling to splashback areas. Door into:

Boiler/Storage Room
8'4" x 3'2" (2.56m x 0.97m)
With double glazed window to the rear, trip circuit fuseboard, “Worcester Bosch Green Storage” 210-litre hot water cylinder with immersion heater and pressure vessel, and “CentaurPlus C27” central heating programmer.

Snug
9'10" x 9'6" (3.02m x 2.92m)
With double glazed leaded light window to the front, door to understairs storage cupboard, and radiator.

At the rear of the hall, there are a pair hand-crafted stained glass leaded light doors into:

Study
12'5" x 9'11" (3.80m x 3.04m)
With feature coving to the ceiling, double glazed leaded light bay window to the rear, and radiator.

Dining Room
17'11" x 15'4" (into bay window) (5.47m x 4.69m (into bay window))
With exposed timbers to the ceiling, timber casement leaded light windows looking into the conservatory, original feature brick fireplace with brick hearth and high wooden mantel shelf over, fitted plate rack, and two radiators. A pair of part glazed double doors lead to the drawing room and similar double doors into:

Conservatory
17'11" x 11'2" (5.47m x 3.42m)
Of timber construction; with double glazed pitched roof, double glazed windows to three sides, a pair of three-quarter height casement doors leading to the rear garden, power points, low cavity brick walls, and ceramic tiled flooring.

Drawing Room
28'1" (into bay window) x 15'2" (8.57m (into bay window) x 4.63m)
With timber casement leaded light window to the front, timber casement double glazed bay window with an inset pair of architect-designed double glazed casement doors leading to the rear garden, feature log burner with antique mahogany fireplace over, fitted plate rack, two radiators, and solid oak flooring.

At the end of the hall, there are two steps down into:

Breakfast Kitchen
16'4" x 16'0" (4.99m x 4.90m)
With a pair of timber casement double glazed doors leading to the rear garden, fitted with an extensive range of wall, drawer and base units with granite work surface over, inset stainless steel sink with draining board and swing mixer tap over, built-in “Rangemaster” cooker with 5-ring stove, electric heat panel and double oven with grill, integrated microwave, built-in dishwasher, space for an American-style fridge-freezer, central island unit with base units (including bottle rack) and matching granite work surface over, tiling to splashback areas, radiator, and tiled flooring. To the far wall, there is a short run of wooden block work surface with wall and base units (including large cupboard) with display shelves to the side. Door into:

Double Garage
18'1" x 17'3" (5.53m x 5.27m)
With flat roof, two domed roof lights, strip lights to the ceiling, electrically operated up-and-over door to the front, fitted shelving, wall-mounted “Ideal Logic System S30” gas-fired central heating and hot water boiler, and power points. Door into:

Utility Room
6'9" x 5'8" (2.08m x 1.75m)
With double glazed window to the rear, fitted with a range of wall and base units with roll edged work surface over, inset stainless steel sink with draining board and swing mixer tap over, and tiled flooring. There is a further run of work surface with space and plumbing for a washing machine and tumble dryer.

Gardener’s WC
5'8" x 3'3" (1.74m x 1.01m)
With window to the rear, low level WC, large wash hand basin, tiling to splashback areas, and tiled flooring.













An easy-going staircase with attractive Edwardian oak newel posts and bannisters leads to:

First Floor Landing
17'11" (min) x 6'10" (min) (5.47m (min) x 2.10m (min))
With hatch giving access to the roof space, dormer window to the front, doors leading to eaves storage cupboards with fitted shelving, and two radiators. Door into:

Master Bedroom Suite

- Bedroom Area
25'3" (max) x 15'2" (7.72m (max) x 4.63m)
With window to the side giving excellent open views over the large rear garden and fields beyond, wide opening through to the dressing area, radiator, and solid oak flooring. A pair of full height timber casement doors in to:

- Balcony
9'5" x 5'6" (2.88m x 1.70m)
Architect-designed; with two carriage-style light points, wrought iron handrail, and giving views across the rear garden and open fields beyond.

- Dressing Area
With double glazed window to the front, two pairs of doors to the built-in wardrobes to either side of the dressing table unit, incorporating overhead lighting, storage cupboards and bevelled edged mirror panel, further pair of doors to additional built-in wardrobe with hanging rail and small drawer unit, radiator, and solid oak flooring.

- En-Suite Bathroom
9'3" x 8'6" (max) (2.84m x 2.61m (max))
With 5-piece suite comprising; bath with jacuzzi-style jets and central mixer tap over, large shower cubicle with glazed door and shower attachment over, low level WC, bidet, pedestal wash hand basin, extractor fan, tiling to splashback areas, chrome ladder-style towel rail, radiator, and solid oak flooring.

Bedroom Two
12'2" x 11'4" (3.72m x 3.46m)
With double glazed window to the rear giving excellent open views over the large rear garden and fields beyond, and radiator. Door into:

En-Suite Shower Room
8'6" x 4'2" (2.60m x 1.28m)
With Velux roof light to the rear, 3-piece suite comprising; large shower cubicle with swing back glazed door and shower attachment over, low level WC, vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to splashback areas, electric shaver socket, double doors to fitted medicine cabinet, and full height chrome ladder-style towel rail.

Bedroom Three
11'9" x 9'3" (3.60m x 2.82m)
With double glazed leaded light window to the rear giving excellent open views over the large rear garden and fields beyond, two pairs of doors to the built-in wardrobes with hanging rails and fitted shelving, and radiator.

Bedroom Four
10'11" x 9'10" (3.34m x 3.01m)
With double glazed window to the rear giving excellent open views over the large rear garden and fields beyond, and radiator.

Family Bathroom
10'5" (max) x 6'4" (3.20m (max) x 1.94m)
With obscure double glazed window to the front, 4-piece suite comprising; panelled bath, large shower cubicle with sliding glazed doors, low level WC, large vanity unit with inset wash hand basin, extractor fan, shaver point, tiling to all walls to full height, doors to fitted medicine cabinet, radiator, and tiled flooring.

Linen Cupboard
With slatted shelving.

Rear Garden
Across the rear of the property, there is a substantial paved patio with a seating area to the right-hand side, ideal for outdoor entertaining and well illuminated by floodlights with sensors. To the opposite side, via a stoned pathway, there are a pair of wrought iron gates leading to the front of the property. Beyond the patio area, there are well laid lawns with a range of shrubs and a landscaped water feature with waterfall and pump. The pond, which has a filtration system, has water lilies and is a home for various fish including koi. To the wooded area, there are a number of oak and birch trees, while lower down, the garden opens to a further lawned area with a number of fruit trees and wooded copse area stocked with several oak and willow trees.

ADDITIONAL INFORMATION

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 is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor
O2 - Good outdoor
Three - Good outdoor
Vodafone - Good outdoor

For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Stratford-on-Avon District Council - Band F

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

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the double garage.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

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

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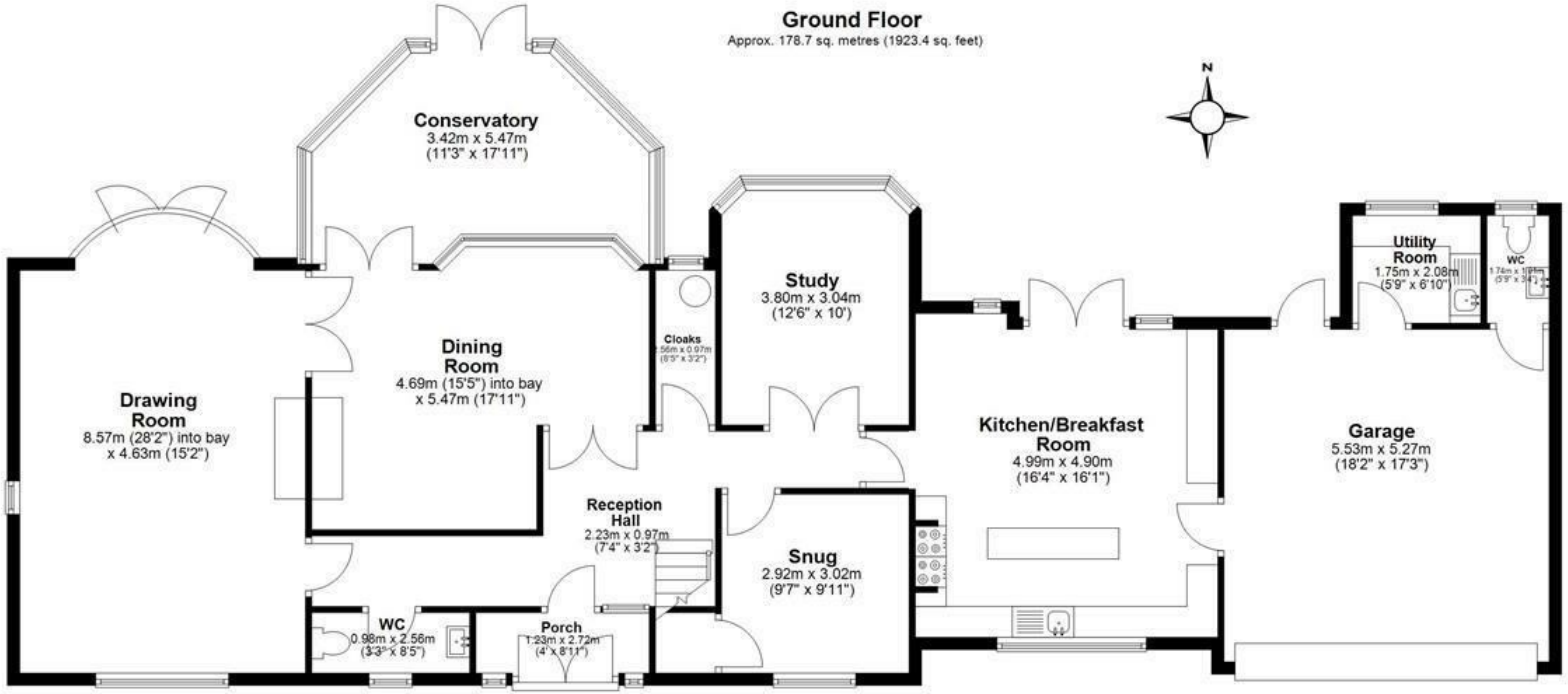






Ground Floor

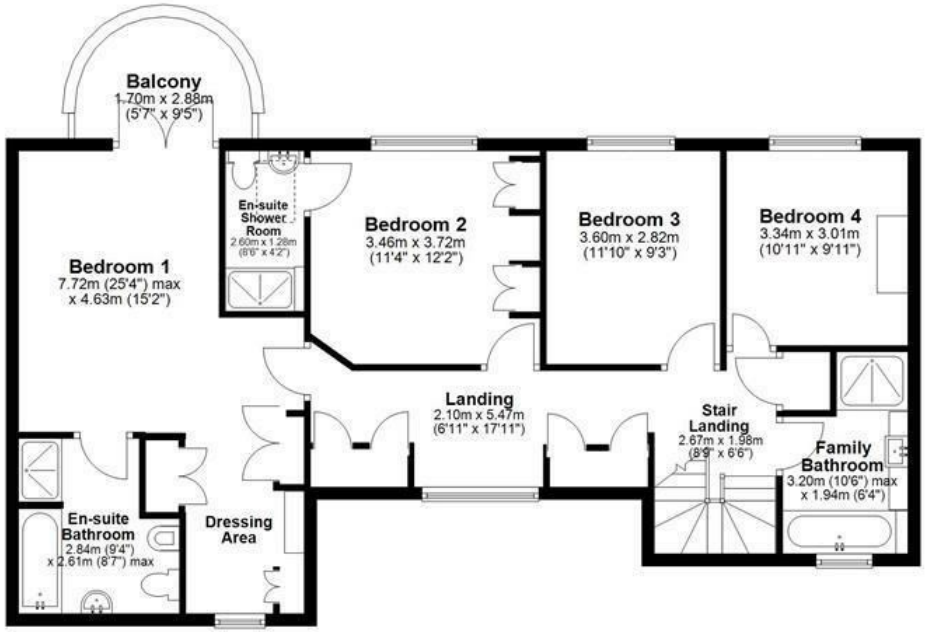
Approx. 178.7 sq. metres (1923.4 sq. feet)



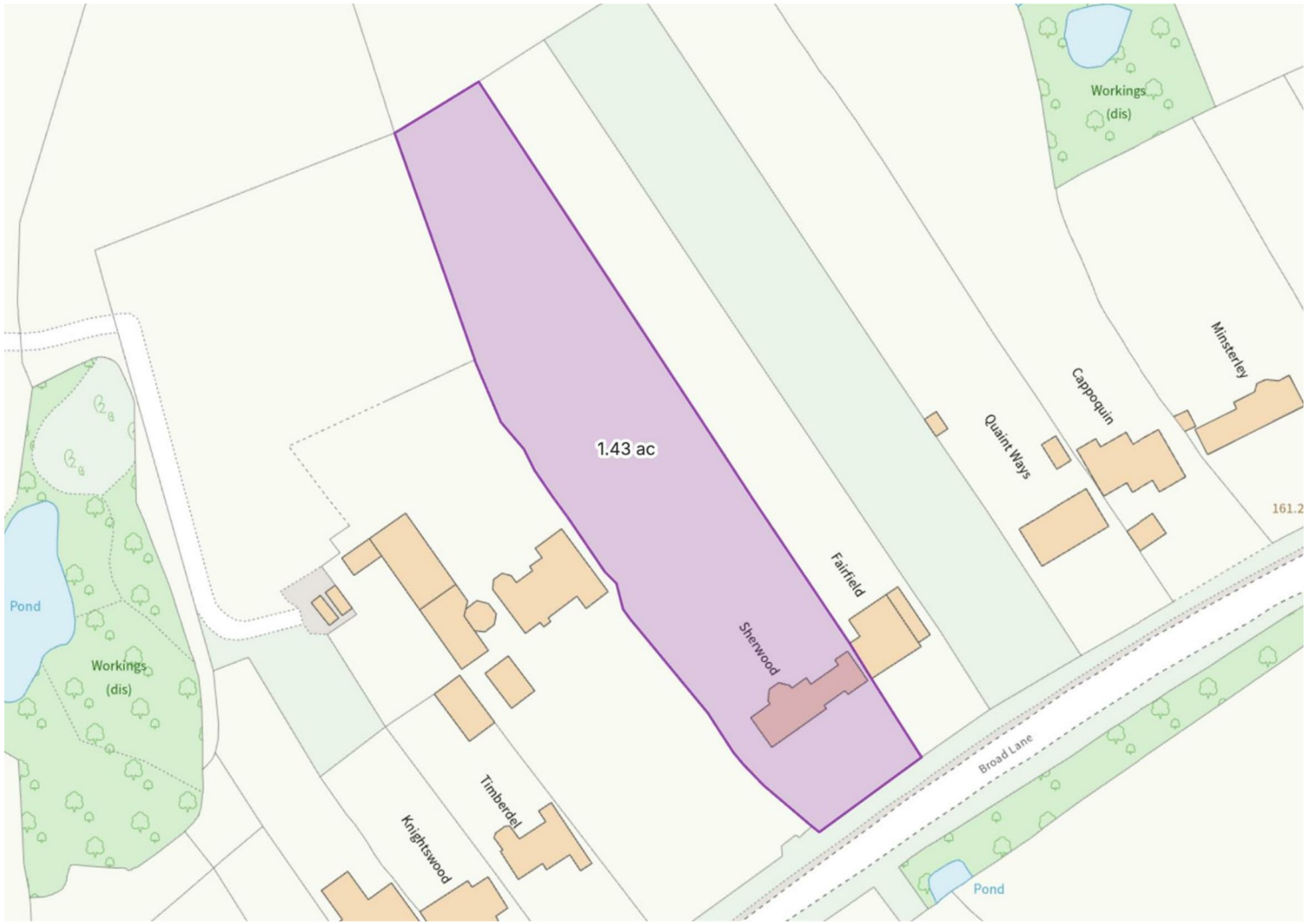
First Floor

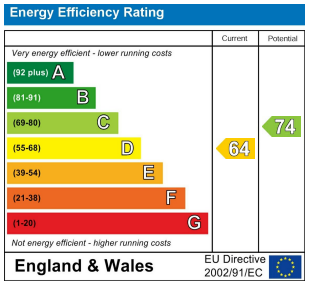
Approx. 90.5 sq. metres (974.5 sq. feet)

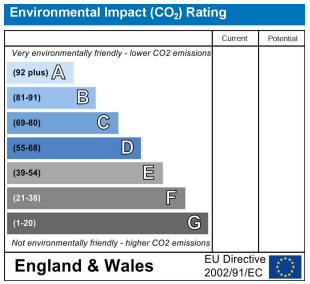
(excluding Balcony)



Total area: approx. 269.2 sq. metres (2897.8 sq. feet)









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