



The Owl Nest, Danzey Green
Tanworth-In-Arden, Warwickshire, B94 5BG

£659,950

A recently developed three-bedroom detached cottage, situated in the idyllic hamlet of Danzey Green, Tanworth in Arden, enjoying stunning open views across the rolling Warwickshire countryside.

Built in 2023 and designed by the renowned Border Oak, this beautiful detached home benefits from the remainder of a 10-year new-build warranty, with just over seven years remaining.

Finished to an exceptional specification throughout, the property offers light, spacious, and thoughtfully appointed accommodation comprising: welcoming entrance hall, guest cloakroom, impressive open-plan kitchen/dining/family room, elegant sitting room, three well-proportioned bedrooms, and two stylish bathrooms.

Bedrooms One and Two both enjoy attractive Juliet balconies with contemporary glass balustrades, perfectly positioned to take advantage of the far-reaching countryside views. Bedroom One features sliding patio doors opening onto the Juliet balcony, whilst Bedroom Two benefits from French doors.

Further benefits include underfloor heating, gated parking for three vehicles, and a private rear garden backing onto open countryside, providing truly picturesque views.

Danzey Green is a small hamlet just under half a mile outside the charming village of Tanworth in Arden. Surrounded by open countryside, it is also well placed for the market town of Henley in Arden 4 miles, Hockley Heath 4 miles, Dorridge 6.2 miles, with railway station with direct lines to London Marylebone. Solihull 8 miles, M40 (J16), Birmingham City centre 12.5 miles, Birmingham International Airport and railway station 15 miles (trains to London Euston), Warwick 12 miles, Warwick Parkway Station (trains to London Marylebone) and there are fast links to the motorway network of M42, M40, M6, M1 and M5.

Easy access to the railway station at both Danzey Green (which is within walking distance), and Wood End, with good links to Stratford upon Avon and Birmingham.

For sale with no upper chain.



Set back from the road behind electric gates, a driveway provides off road parking for three vehicles.

The property has been finished to a high specification and features; Porcelanosa bathrooms with T.V to the main bathroom, Tom Howley kitchen with integrated appliances to include: dishwasher, fridge/freezer, cooker, hob and automatic washing machine. Fitted shutters to front elevation windows. Fibre broadband with Ultrafast network speed, and secure gated access with intercom.

The property briefly comprises; porch, entrance hall, sitting room, cloakroom and open plan kitchen dining/family room to the ground floor, and three bedrooms and two bathrooms to the first floor. Oak beams and doors throughout, galleried landing, luxury bathrooms and kitchen.

Ground Floor

Porch

Entrance Hall

Cloakroom

Sitting Room

Open Plan Kitchen Dining / Family Room

First Floor

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Enclosed Rear Garden with Open Views

Additional Information

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Services:

Mains electricity, and water are connected to the property. The drainage is via a largester tank. The heating is via an air source heat pump.

Floor Area: Aprox 1300 sqft

Council Tax:

Stratford-on-Avon District Council - F

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit: 'Ofcom Mobile and Broadband Checker'.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, O2 and Three being rated 'Good outdoor' coverage and Vodafone being rated 'Variable outdoor' coverage.

For more information visit: 'Ofcom Mobile and Broadband Checker'.

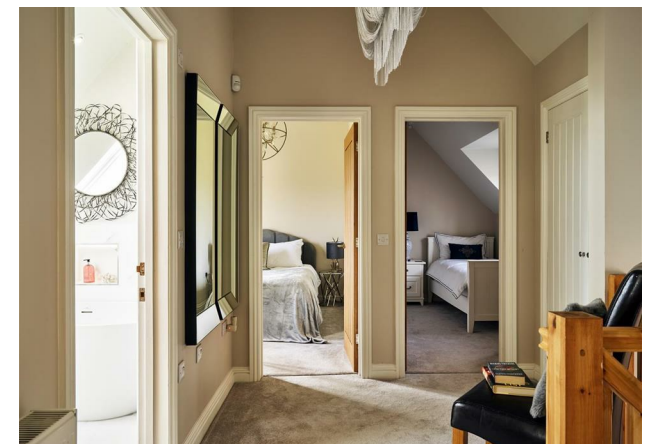
Flood Risk:

This location is in a 'Very Low Probability'. For more information, please visit: "Check the long term flood risk for an area in England' on the Government Website."

Viewing:

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

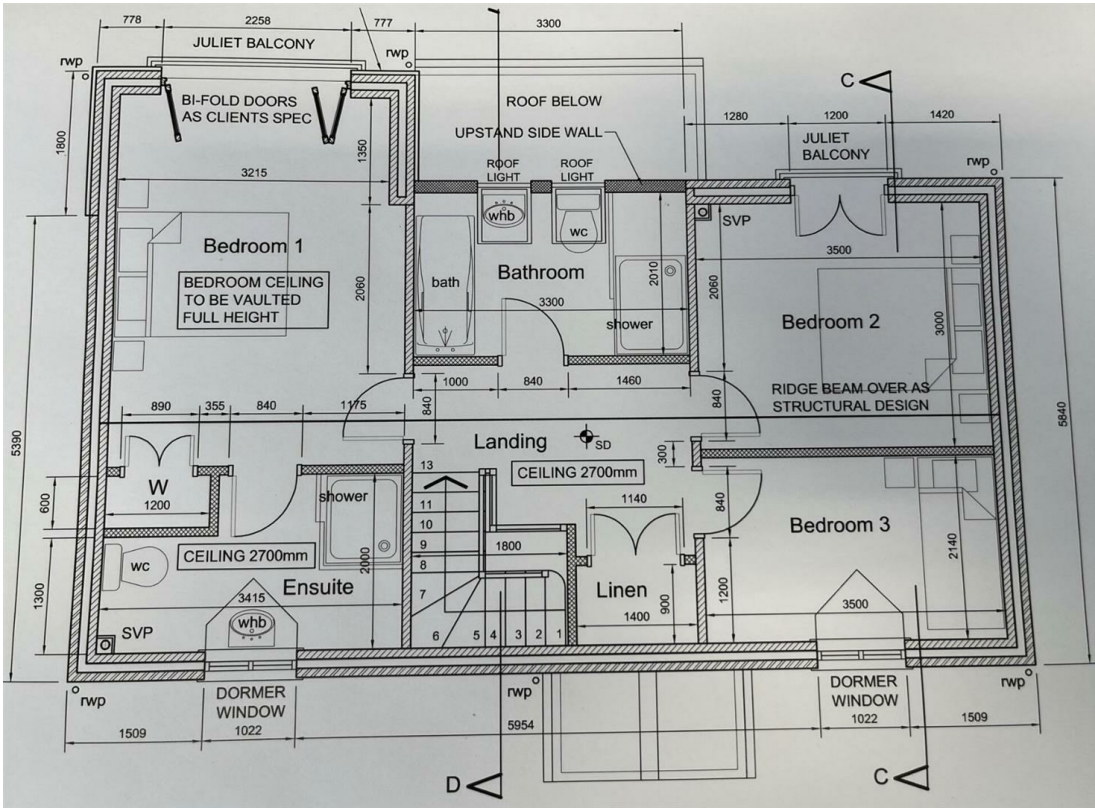
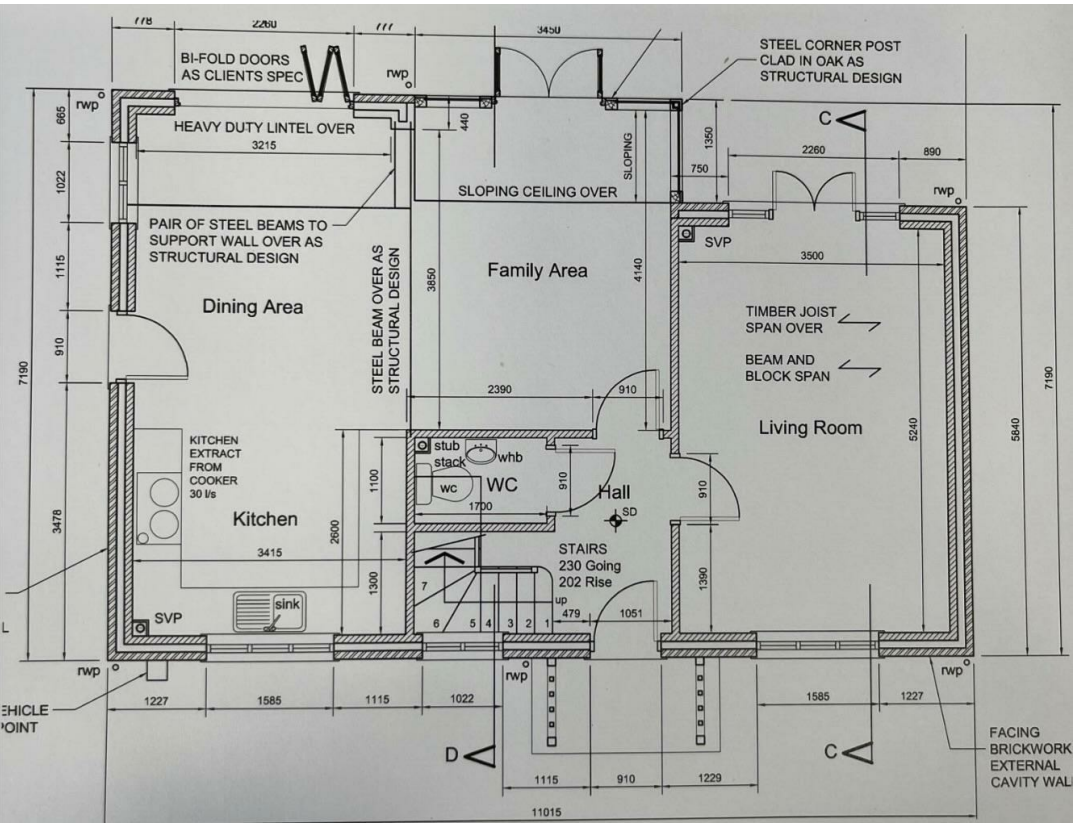
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (92 plus)	100
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
Not energy efficient - higher running costs G (1-20)	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions A (92 plus)	100
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
Not environmentally friendly - higher CO ₂ emissions G (1-20)	
England & Wales	EU Directive 2002/91/EC

