



2 Church Rise  
Tanworth-in-Arden | Solihull | West Midlands | B94 5BU

 FINE & COUNTRY

## 2 CHURCH RISE



*This elegant and expansive home offers exceptional family living, with a layout designed to balance comfort and flexibility.*



A generous central hallway creates an impressive first impression, featuring a striking solid oak staircase that rises to a gallery landing on the first floor.

The hallway leads into a stunning open-plan kitchen, dining and family space, opening directly onto the rear garden – ideal for both everyday living and effortless entertaining, perfect for hosting parties and family gatherings. Two additional reception rooms offer versatile spaces for quiet relaxation, working from home, or welcoming guests.

Upstairs, you are greeted by fabulous breakaway area on the gallery landing for those morning coffees or a quiet book reading time in the evening while looking over the Warwickshire countryside, opposite you find main bedroom enjoys far-reaching countryside views, walk through changing room with bespoke fitted wardrobes, and a beautifully appointed en suite. The second bedroom also benefits from its own en suite and fitted wardrobes, while bedrooms three and four are generous doubles that share a sleek and contemporary family bathroom.





# Seller Insight

“Harrington is a charming modern bespoke collection of just 19 homes located in the heart of the beautiful and stunning village of Tanworth in Arden. Harrington was built by Spitfire homes, It is a truly tranquil and peaceful countryside location yet close to major motorway links, train stations with a very good primary school. It is super easy to get into Birmingham or Stratford upon Avon on the train.

The properties whilst new and fresh in design, still maintain a traditional feel to them, built to unparalleled quality with stunning features such as the oak staircases and doors.

I love that I feel miles away and secluded in the countryside, yet everything I need is very close by. There are several countryside walks on the doorstep as well as the communal field area i use to walk my dogs. There is also the stunning Umberslade farm estate on the doorstep with a play barn, café and a few animals around a 1 mile walk away.

The village has the most spectacular church, St Mary Magdalene Church which serves the local community with regular weekly meetings and services which are not to be missed, particularly spectacular at Christmas time with a puppet show (Think the Muppets). The vicar is very cool and passionate, he plays in a band and last year held a chilli eating competition at the village fete as well as being in goal against the children to score against him. There is also the Bell public house a mere 5 minutes' walk away, which serves good food, along with quiz nights and other events. Not forgetting the village hall, it has never been easier to get involved with the local community and various groups if you want to as it is in this village. There is a village monthly magazine that lets you know everything that is going on.

The house itself is light, bright and spacious, easy to clean and maintain and super warm with the highest levels of insulation, the Air heat source pump and underfloor heating downstairs are the very latest heating technology. The expansive kitchen, dining, living area is great for entertaining with the Bi fold doors and south facing garden. I also love the unique study window and areas on the first floor to sit and read. I have only used the house bathroom once in almost 3 years, its as new as the day I moved in.

There is a Harrington WhatsApp group set up for everyone on the development, some of the ladies do Pilates together every Tuesday, then its coffee at the pub afterwards and also everyone enjoys evenings in the Bell occasionally. We also hold a small Christmas gathering on the Harrington recreation area and the vicar generally attends. I have loved living here, the location is perfect with ever thing you need close by. The fish and chip van comes to the village hall once a month, as does a fresh fish service.

I will certainly miss the ease and proximity of the fields for dog walking and the stunning views in every direction you look. The red sunrises from the back garden are like no other I have ever seen anywhere in the world, just beautiful. Its so peaceful here but you are in the very heart of this community and if I were you, I would just embrace it, the walks, the pub, the church and all that village life has to offer. \*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























Outside, the property features a spacious and secluded enclosed rear garden with patio area along with a detached double door garage.

This home forms part of an exclusive collection of individually designed residences, each one unique in character and presentation. Traditional exteriors give way to light-filled, contemporary interiors with generous proportions, clean lines, and carefully considered finishes throughout — blending classic elegance with modern ease.

The architectural style is inspired by the region's heritage, incorporating features such as half-timbered gables, tumbled brick façades, tall chimneys, and overhanging eaves. At the southern end of the development, two striking homes draw influence from the neo-Georgian era, built in red engineered brick with stone porticos, large sash windows, and steep slate roofs that suggest a quiet grandeur.

Surrounded by rolling countryside yet just a short stroll from the local pub and village green, this location offers the best of both worlds — peaceful rural living with excellent connections. Tree-lined lanes, landscaped open spaces, and a timeless village atmosphere make this a place where thoughtful design and natural beauty exist in perfect harmony.





# LOCATION

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## **Tanworth-in-Arden**

Tanworth-in-Arden enjoys an enviable location, with the charming market town of Henley-in-Arden just minutes away, offering a fine selection of shops, bars, and restaurants. The vibrant town of Solihull can be reached in around 12 minutes, providing an even broader choice of amenities. Within the village itself, you'll find a welcoming local inn, a picturesque parish church, a nursery, a junior and infant school, a GP surgery, and the highly regarded Ladbroke Park Golf Club.

The village is exceptionally well connected, with the M40 and M42 motorways close at hand, linking to the M1, M6, and M5 for swift travel to major centres such as Birmingham, Stratford-upon-Avon, Coventry, and London. Birmingham International Airport, Birmingham International Station, and the NEC are all within approximately a 20-minute drive, while London can be reached in around 1 hour 20 minutes by train. For commuters, the nearby railway station at Wood End offers regular services into Birmingham and Stratford-upon-Avon.

Community life is active and welcoming, with the village hall hosting a variety of activities and events, including a film club, gardening club, Pilates, and music evenings.





Viewings strictly by appointment with Fine & Country

Services, Utilities & Property Information:

Property Type - Detached

Tenure - Freehold with managed shared areas

Council Tax Band - G

Local Authority - Stratford-upon-avon

EPC - B

Property Construction - Standard (brick and tile).

Electricity Supply - Mains

Water Supply - Mains

Drainage and Sewerage - Mains

Broadband - FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.

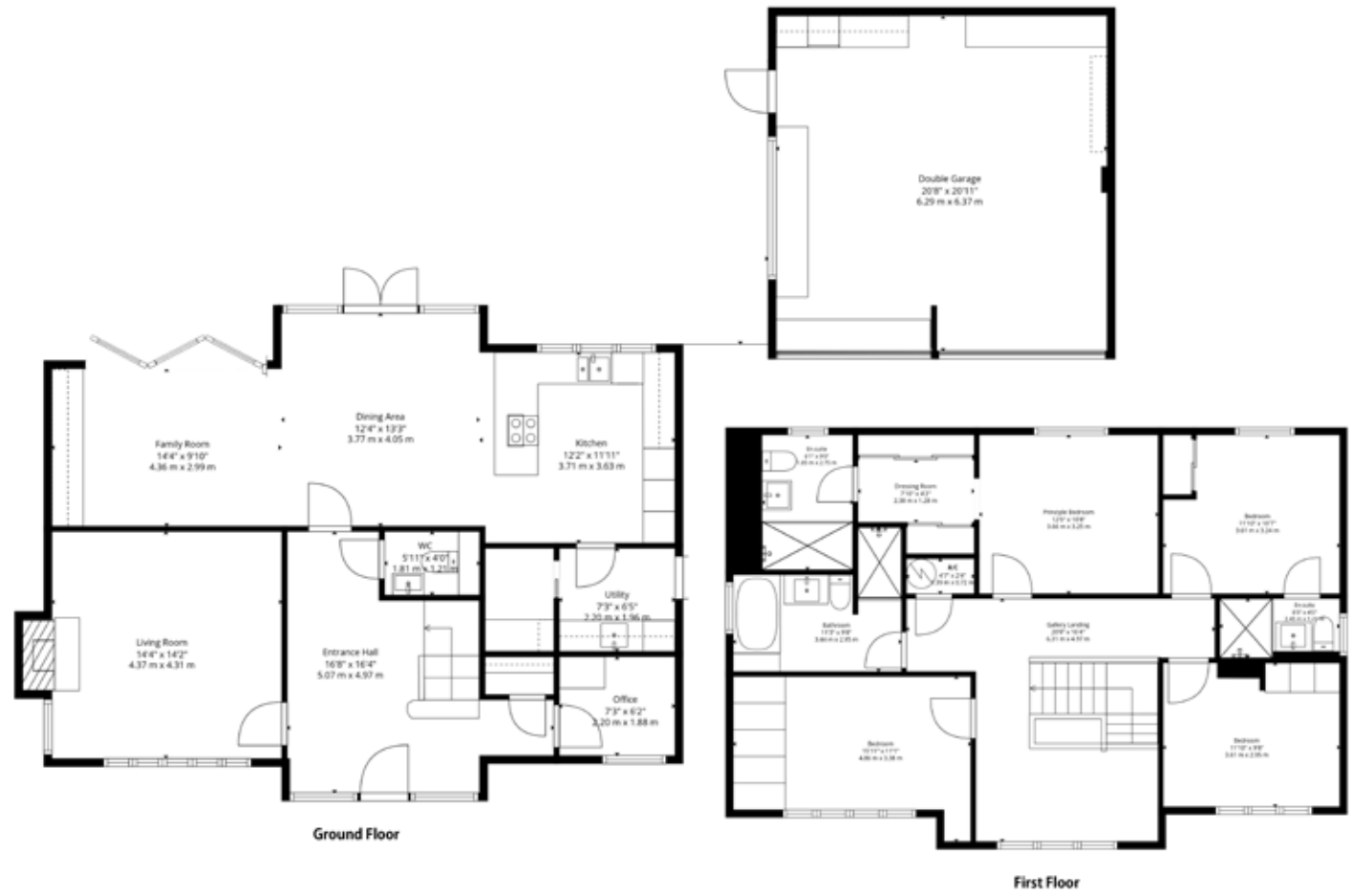
Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Double garage and parking for 4 vehicles & 1 Evic Pro 7.3 kw charger by garage

Additional Information: Residents' Management Company (Centrick) Annual charge £563.00 - please ask the agent for further information.

NHBC warranty until 25th October 2033

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Main House Approximate Area: 188m<sup>2</sup> | 2267 sq. ft.**  
**Outbuildings Approximate Area: 40m<sup>2</sup> | 431 sq. ft.**  
**Total Approximate Area: 228m<sup>2</sup> | 2698 sq. ft.**

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## MATTHEW LOWE

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As a luxury property consultant with over 25 years of international experience, I have built a reputation as a trusted, knowledgeable professional. My expertise spans buying, selling, and marketing high-end properties, enabling me to offer a fully comprehensive service.

After returning to my hometown of Lapworth to give my children a quality education, I partnered with Fine & Country to continue delivering exceptional service. My approach goes beyond focusing solely on the property—I draw on the insights gained from working with high-net-worth clients worldwide to ensure every client's complete satisfaction.

My in-depth knowledge of Lapworth and its surrounding areas, combined with first-hand experience of the local lifestyle, allows me to offer clients unparalleled insight into the community. I take pride in guiding buyers through every stage of the process, making their move as smooth and comfortable as possible.

In a competitive market, I believe in a proactive, distinctive approach. Leveraging my expertise in luxury marketing, I have built a strong social media presence to maximise exposure, enhance presentation, and deliver outstanding service. My goal is simple: to achieve exceptional results and exceed expectations in every transaction.

THE FINE & COUNTRY  
FOUNDATION

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