



HILL BARN

Vicarage Hill, Tanworth-in-Arden, Solihull, Warwickshire



A WONDERFUL FAMILY HOME WITH EXTENSIVE GARDENS

In an idyllic location, private yet not isolated, a short distance from the
village with stunning views.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold



SITUATION

Tanworth-in-Arden is a charming Warwickshire village with a strong community, centred around its 13th-century church, village green, dentist, the Bell Inn & Restaurant, an excellent junior school with nursery, village hall, active clubs, and a tennis club with three all-weather courts. The Birches Medical Centre is also nearby. The area offers an excellent choice of state, private and grammar schools, including those in Stratford-upon-Avon, Alcester and Warwick, with Solihull and Bromsgrove schools also within reach. The market town of Henley-in-Arden is close by, providing shops, restaurants, pubs, and medical and veterinary services. Solihull, Stratford-upon-Avon, Redditch and Leamington Spa are all easily accessible. There are superb transport links via the M42, M6, M40 and M5, and Birmingham International Airport, railway station and the NEC are within convenient distance. Local leisure options include Ladbrook Park Golf Club and racecourses at Warwick and Stratford-upon-Avon.









THE PROPERTY

Hill Barn is a simply beautiful, character filled family home offering generous and versatile accommodation in a truly idyllic setting.

The property is entered via a welcoming entrance hall, from which doors radiate to the principal reception rooms. These include a delightful drawing room featuring a stunning fireplace, a light filled dining room enjoying wonderful views over the rear gardens and a charming dual aspect sitting room. The hand-made deVOL dining kitchen is beautifully presented with excellent practicality, having ample space for a dining table and a great range of fitted appliances. The ground floor is complemented further via a boot room, utility and cloakroom.

Linked seamlessly via the boot room/utility is a superbly appointed one/two bedroom annexe. This fantastic addition provides excellent flexibility for a buyer — ideal for accommodating extended family or guests, or offering clear potential to generate income through letting.

To the first floor, the accommodation comprises an impressive principal bedroom suite, two further well proportioned bedrooms, a family bathroom and a home office accessed via bedroom three.







OUTSIDE

The property is approached through electric gates, opening on to a generous driveway providing ample parking and access to the double garage. To the rear lies a stunning, sizeable garden, thoughtfully arranged with several attractive patio areas and enjoying the most enchanting and far reaching views — a truly idyllic vista.

Hill Barn is a most charming and highly attractive home, rich in character features including exposed timber beams and brickwork throughout. With its versatility, setting and undeniable appeal, there can be no doubt this is a very special home indeed.







Services

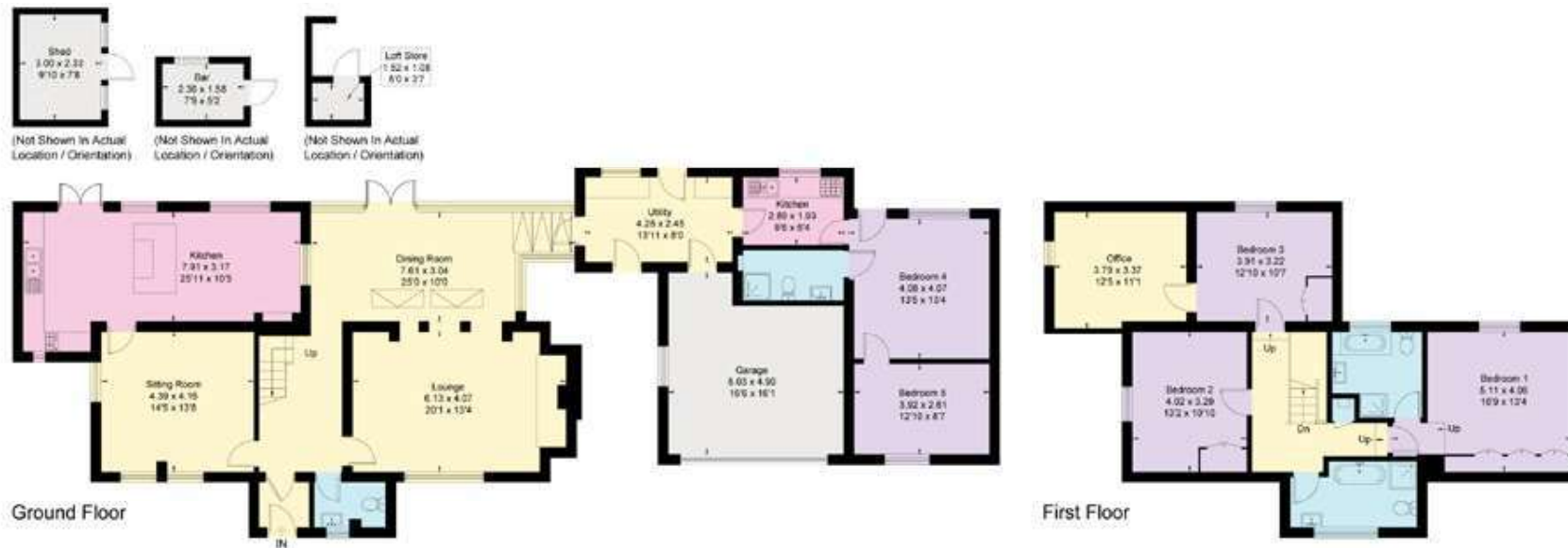
Mains Water, Gas, Drainage and Electricity are connected.

What Three Words

///phones.shelf.create



Approximate Floor Area = 272.8 sq m / 2936 sq ft
 Outbuildings = 5.3 sq m / 57 sq ft
 Total = 278.1 sq m / 2993 sq ft (Including Garage / Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105702

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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Date: 16 April 2026
Our reference: STR012237016

Hill Barn, Vicarage Hill, Tanworth-in-Arden, Solihull, B94 5EA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

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