



**Fox Hollow, Danzey Green  
Tanworth-In-Arden, B94 5BG  
£469,950**

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: Open plan lounge kitchen, utility room, bedroom and shower room to the ground floor and two bedrooms and shower room to the first floor. Oak beams and doors throughout, glass balustrade galleried landing, luxury bathrooms and kitchen.

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.

No Upper Chain.



The property has been finished to a high specification and features; Porcelanosa bathrooms, Howdens kitchen with integrated appliances to include: dishwasher, fridge/freezer, cooker and hob. Fibre broadband with Ultrafast network speed and secure gated access with intercom.

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

## **Ground Floor**

### **Open Plan Living Room / Kitchen**

### **Utility Room**

### **Bedroom**

### **Shower Room**

## **First Floor**

### **Bedroom One**

### **Bedroom Two**

### **Shower Room**

## **Enclosed Rear Garden with Open Views**

## **Additional Information**

What 3 words *///crystal.tiptoes.ruffling*

### Services:

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

### Council Tax:

Stratford-on-Avon District Council - E

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:

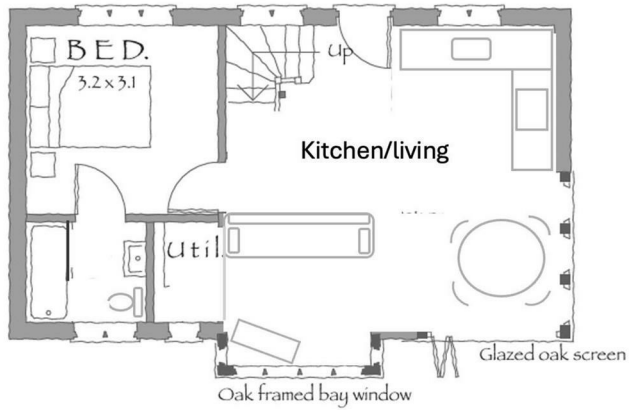
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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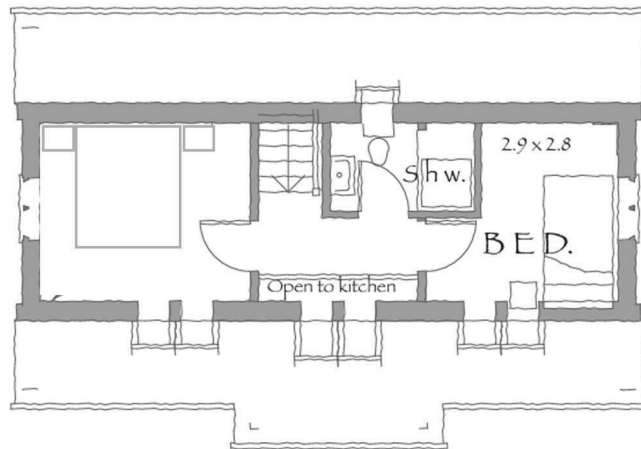


Fox Hollow



GROUND FLOOR PLAN

Fox Hollow



FIRST FLOOR PLAN

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		100	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A 100
(81-91) B			(81-91) B 81
(69-80) C	78		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

