



**Well Meadow,
Bates Lane, Tanworth-In-Arden, Warwickshire, B94 5AP**
Offers In The Region Of £1,299,950

This exceptional detached residence offers beautifully presented accommodation, finished to an outstanding standard throughout. Deceptively spacious and thoughtfully designed, the property is filled with natural light, and the layout seamlessly balances formal reception space with relaxed everyday living. The flexible configuration provides up to five bedrooms, ideal for family life, guest accommodation or home office use.

Occupying an impressive plot of nearly half an acre, the property enjoys extensive South-facing gardens featuring a sizeable patio, perfectly suited to outdoor entertaining, together with a generous lawned area and an attractive feature pond. To the front, the home is approached via electric gates, ensuring privacy and security, which lead to an ample driveway.

Tanworth-in-Arden is a charming village with an active local community and provides such facilities as The Bell (pub and restaurant), highly regarded primary school with nursery, 13th Century parish church, village hall, and golf and tennis clubs. It is well placed for easy access to the M40 and M42 motorways, which, in turn, give links to the M1, M5 and M6, enabling efficient travel to Birmingham, Coventry and London. The nearest railway stations ("Danzey" and "Wood End") offer regular trains to Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre. In addition, the NEC and Birmingham International Airport are within a half an hour's drive.



This property is set well back from the road behind an electric sliding gate, which is framed by curved brick walls and bound to the front with post-and-rail fencing and mature laurel trees. The large, stoned driveway provides parking for multiple vehicles and is bound on both sides with timber fencing. A pathway leads to the oversized front door, with matching double glazed side panels, which opens into:

Reception Hall

11'2" x 10'9" (max) (3.42m x 3.30m (max))

With engineered oak flooring (running throughout the property). The hallway gives access to the large L-shaped open plan kitchen/dining/family room, which overlooks the sitting room with a glass balustrade surround and steps down.

Open Plan Kitchen/Dining/Family Room

• Kitchen Area

32'2" (max) x 11'0" (including dining area) (9.82m (max) x 3.36m (including dining area))

With "SieMatic" kitchen comprising; a range of wall, drawer and base units (including glazed display cupboards and larder unit) with square edged work surface over, inset sink with mixer tap over, built-in "Gaggenau" electric oven with matching built-in combination oven above, inset 4-ring gas hob with "Elica Collection" extractor fan, space for an American-style fridge-freezer (with ice and water dispenser), space for a wine fridge, integrated dishwasher, and large breakfast bar with space for six stools.

• Dining Area

With aluminium framed double glazed French doors leading to the raised patio area and overlooking the sitting room with glass balustrade surround.

• Family Area

18'2" x 14'2" (5.54m x 4.34m)

From the kitchen area, there is a door into:

Inner Hallway

With large opening into:

Utility Room

10'8" x 7'2" (3.27m x 2.20m)

With aluminium framed double glazed door leading to the side, a range of wall and base units, inset Belfast sink with mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, extractor fan, and chrome ladder-style heated towel rail. Door into:

Bedroom Two

18'4" x 10'10" (5.60m x 3.32m)

With feature curved wall, aluminium framed double glazed French doors (with integrated blinds) leading to the front, and a range of built-in wardrobes with fitted shelving and lighting. Door into:

En-Suite Wet Room

6'5" x 5'7" (1.97m x 1.71m)

With obscure aluminium framed double glazed window to the side, freestanding slipper bath with freestanding chrome mixer tap and handheld shower attachment over, fully tiled shower area with glazed screen, curved shower with mains fed 'rain head' shower, handheld attachment and mosaic tiled flooring, wall hung "Duravit" WC with concealed cistern, wall mounted "Catalano" wash hand basin with mixer tap over, extractor fan, shaving point, tiling to splashback areas, and tiled flooring.





Study/Bedroom Five

11'0" x 10'4" (3.36m x 3.15m)

With aluminium framed double glazed French doors (with integrated blinds) leading to the front, fully fitted with desk, cupboards, drawers, built-in shelving and Corian work surface, built-in full height cupboard with hanging rail and fitted shelving, and engineered oak flooring.

From the hallway, steps (with low-level lighting) lead to:

Sitting Room

20'11" x 16'4" (max) (6.40m x 4.98m (max))

With central ceiling light point, two wall light points, aluminium framed double glazed window bi-fold doors with matching panels above (with electrically operated integrated blinds) leading to the outdoor entertainment area and garden beyond, and feature fireplace with inset grate and stone hearth.

From the reception hall, a door opens into:

Inner Hallway

With door into:

Bedroom Three

14'2" x 11'6" (4.34m x 3.51m)

With hatch giving access to the loft with drop down ladder, boarded and housing the boiler, aluminium framed double glazed bi-fold doors (with integrated blinds) leading to the front, built-in wardrobe with fitted shelving, and engineered oak flooring.

En-Suite Shower Room

5'10" x 5'8" (1.78m x 1.74m)

With obscure aluminium framed double glazed window (with integrated blinds) to the front, shower cubicle with glazed screen, mains fed 'rain head' shower and handheld attachment, low level WC with concealed cistern, wall mounted vanity unit with inset "Crosswater" wash hand basin and chrome mixer tap over, extractor fan, shaving point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

From the hallway, steps (with low-level lighting) lead to:

Bedroom Four

18'9" x 18'0" (5.73m x 5.49m)

Formerly two bedrooms, each with their own en-suite, but subsequently opened up into one large bedroom with en-suite bathroom and walk-in wardrobe; with two sets of tilt-and-open aluminium framed double glazed French doors leading to the outdoor entertainment area and garden beyond.

En-Suite Bathroom

8'9" x 4'10" (2.68m x 1.49m)

Recently refitted; with tub-style bath with handheld shower attachment and chrome mixer tap over, low level "Roca" WC with concealed cistern, wall mounted vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, integrated mirror unit, and tiling to splashback areas.

Walk-In Wardrobe

5'6" x 5'1" (1.70m x 1.55m)

With the former en-suite plumbing still being available; with lighting and chrome ladder-style heated towel rail.

Oak staircase (with low-level lighting) leads to:



Bedroom One Suite

• Bedroom Area

17'11" x 17'9" (max) (5.48m x 5.42m (max))

With two pairs of tilt-and-open aluminium framed double glazed French doors leading to the patio area and giving views across the garden beyond.

Steps (with low-level lighting) lead to:

• Inner Hallway

With storage cupboard. Door into:

• Dressing Room

9'11" x 8'11" (3.03m x 2.73m)

Fitted with drawer units, hanging rails and shelving.

• En-Suite Spa-Style Bathroom

12'0" x 9'0" (3.68m x 2.75m)

With tilt-and-slide obscure aluminium framed double glazed window to the side, oversized "Duravit S Plus Arc" bathtub with central plug, handheld shower attachment and chrome waterfall tap over, large walk-in shower area with oversized mains fed 'rain head' shower, massage bars to either side, handheld attachment and mosaic tiled flooring, wall hung "Duravit" WC with concealed cistern, wall mounted vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, integrated mirror unit, feature inset shelf, tiling to the walls, chrome ladder-style heated towel rail, and tiled flooring.

Outside

Accessed directly from the dining area, sitting room and bedroom one, the generous paved patio provides space for outdoor entertaining. Enclosed by dwarf walls and exterior lighting, there is a seating area with metal staircase (with glazed panels) that leads to a raised, paved terrace.

The patio opens into an outdoor kitchen area, complete with a pizza oven, barbecue and outdoor fireplace with chimney. A side passageway leads to a timber gate that provides access to the front of the property. Beneath the raised terrace, there is a useful storage area, while additional features include an outdoor tap and integrated floor lighting.

Steps descend from the patio to the lawned rear garden, which is bound on two sides with mature hedging and shrubs as well as well-stocked beds housing mature plants, shrubs and trees.

At the end of the garden, there is a large pond with a small island that is planted with trees, all secured by a post-and-rail fence and five-bar gate. The pond benefits from an aeration system that is discreetly positioned behind a timber shed. The shed itself has a pair of glazed doors, an electricity supply, a small porch and a gravelled seating area to the front with additional exterior lighting.





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), with EE, O2, Three and Vodafone being rated 'Good outdoor'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band G

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 loft.

Tenure:

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

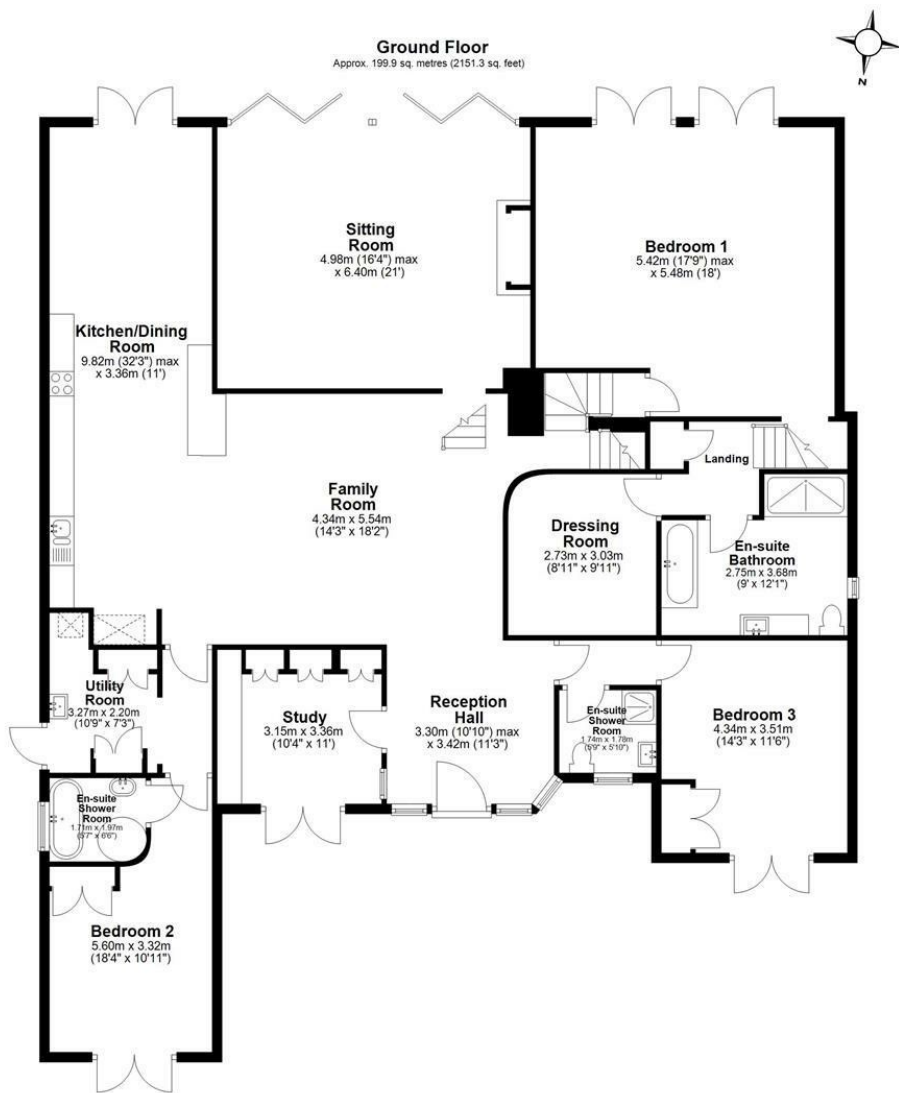
Viewing:

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

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Total area: approx. 234.1 sq. metres (2520.0 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

