

SHEPHERD  
CULLEN

 Knight  
Frank

# THE DOCTORS HOUSE

The Green, Tanworth-in-Arden, Warwickshire



## A WONDERFUL LISTED GEORGIAN FAMILY HOME

Located in the heart of this sought-after village with ancillary accommodation and beautiful gardens and grounds

3/4	2	4	
Double			0.92 acres

**Distances:** Henley-in-Arden 4 miles, Hockley Heath 4 miles, Solihull 8 miles, Birmingham City centre 12.5 miles, M42 (J3) 2 miles  
M40 (J16) 5 miles, Birmingham International Airport and Railway Station 15 miles (trains to London Euston from 70 minutes)  
Stratford upon Avon 19 miles, Warwick 12 miles, Warwick Parkway Station (trains to London Marylebone from 69 minutes)  
(All distances and times are approximate)

## SITUATION

The Doctors House is an excellent family home situated in the heart of this fine village. Tanworth-in-Arden is a charming village with an active community. Facilities include a 13th-century parish church, village green, Bell Inn & Restaurant; highly regarded junior school with nursery, village hall with garden club, music club with regular events and a tennis club with three all-weather courts. The Birches Medical Centre is also nearby.

There is an excellent range of state, private and grammar schools in the area to suit most requirements, including grammar schools in Stratford-upon-Avon and Alcester, Warwick Prep and public schools and King's School for Girls in Warwick. Solihull Public School and Bromsgrove School are also accessible.

The attractive market town of Henley-in-Arden is also close by, offering a range of shops and recreational facilities, doctors' and veterinary surgeries, restaurants and public houses. Solihull with the Touchwood Shopping Centre, Stratford-upon-Avon with its Shakespearean heritage and theatres, Redditch and Leamington Spa are also readily accessible.

There is excellent access to the motorway network via the M42, M6, M40 and M5. In Birmingham is the Symphony Hall, National Indoor Arena and Hippodrome. Birmingham International Airport and railway station and the National Exhibition Centre are also close by.

Ladbroke Park Golf Club is close by, and racing is at Warwick and Stratford-upon-Avon.

## THE PROPERTY

The Doctor's House is an attractive Grade II listed Georgian home, superbly positioned just off The Green in the highly sought-after village of Tanworth in Arden. Dating back to 1785, this distinguished property is rich in period charm, with an abundance of characterful features thoughtfully preserved throughout.



The formal front door, accessed directly from the roadside, offers an impressive sense of arrival, while a more practical kitchen entrance is ideal for everyday living.

At the heart of the home lies a delightful dining kitchen with a notably elevated ceiling height, a warming AGA and generous storage and worktop space. A pantry sits just off the kitchen, providing invaluable additional storage. The kitchen flows seamlessly into a welcoming sitting room, enjoying delightful views over the rear garden. This room is believed to have historically served as a cheese room, with charming, exposed beams still displaying original agricultural hooks.

Further reception space includes a substantial dual-aspect drawing room with a feature fireplace, perfectly suited to entertaining and offering direct access to the rear garden. The formal dining room is ideal for family gatherings and dinner parties, with a large bay window that lets in plenty of natural light. Completing the ground-floor accommodation is a study, thought to have once been the village dentist's surgery, providing versatile space for home working or additional seating.

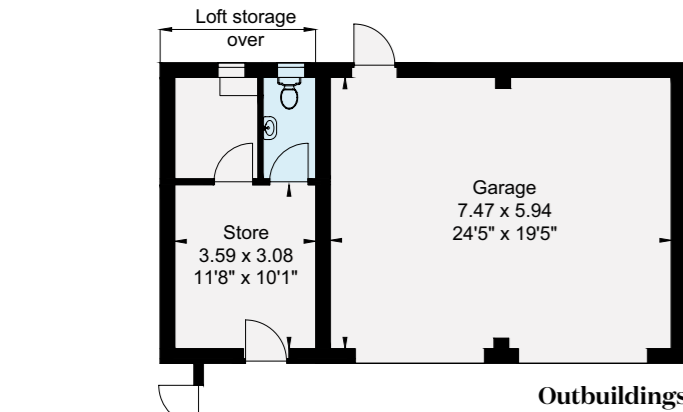


The basement, accessed from the reception hallway, has been thoughtfully converted to create a utility room, wine store and craft room/studio, adding both practicality and flexibility.

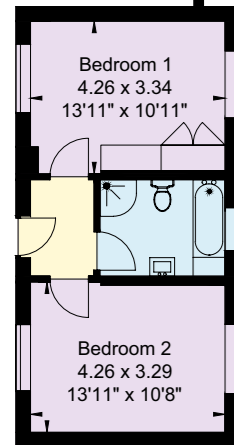


To the first floor, a charming galleried landing leads to three/four well-proportioned bedrooms. The principal bedroom features fitted wardrobes and an en suite bathroom. The second bedroom also benefits from fitted wardrobes. The third bedroom is currently used as a sitting room and enjoys views over the rear garden, and provides access through to the fourth bedroom, which features beautiful outlooks towards the village church. These bedrooms are served by a family bathroom.

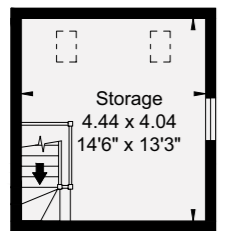




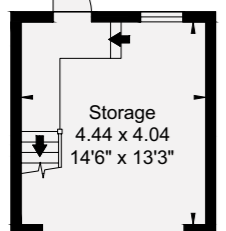
Outbuildings



Annexe

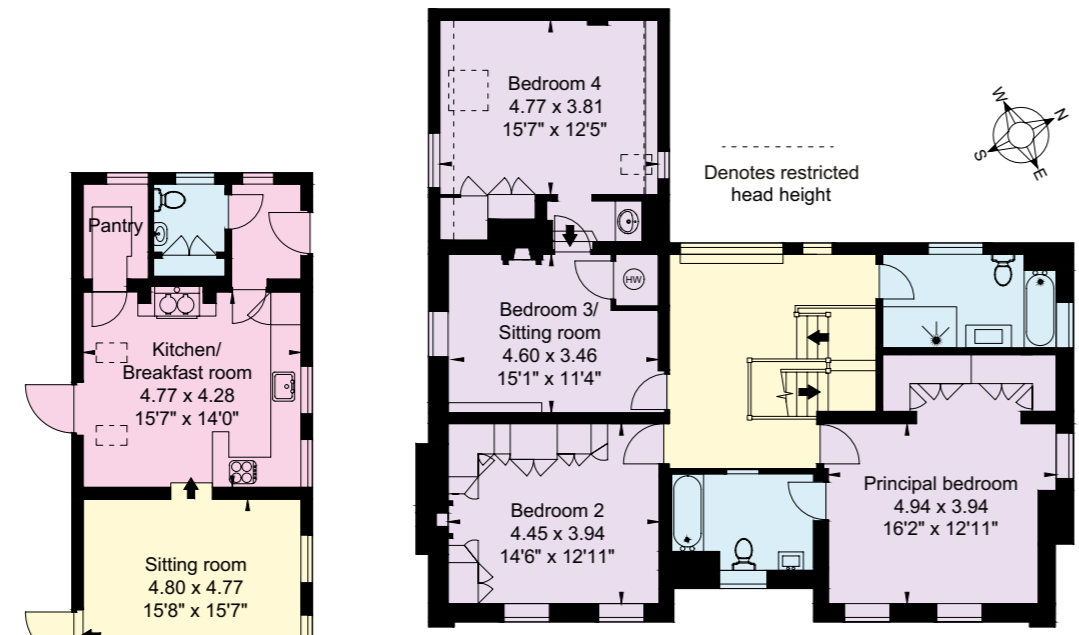


Trap House First Floor

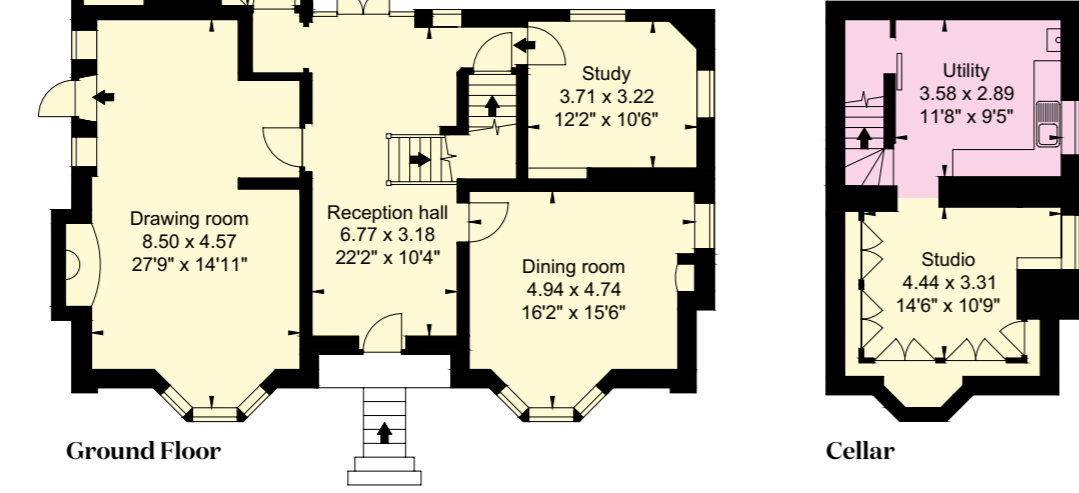


Trap House Ground Floor

Approximate Gross Internal Area  
 House: 317 sq m (3,413 sq ft)  
 Annexe: 38 sq m (410 sq ft)  
 The Trap House/Outbuildings: 101 sq m (1,087 sq ft)  
 Total: 456 sq m (4,910 sq ft) inc. restricted head height



First Floor



Ground Floor

Cellar

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Denotes restricted head height

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.



## ANCILLARY ACCOMMODATION

Further bedroom accommodation is provided within The Cottage, situated across the courtyard from the main house. Converted from the former garage in 2007, this charming and self contained property offers two additional bedrooms and a bathroom, making it ideal for extended family, visiting guests, or independent living for older children. The Cottage provides highly versatile accommodation and could equally suit use as a home office, studio, or ancillary accommodation, offering privacy while remaining conveniently close to the principal house.



Annexe



Annexe



Annexe

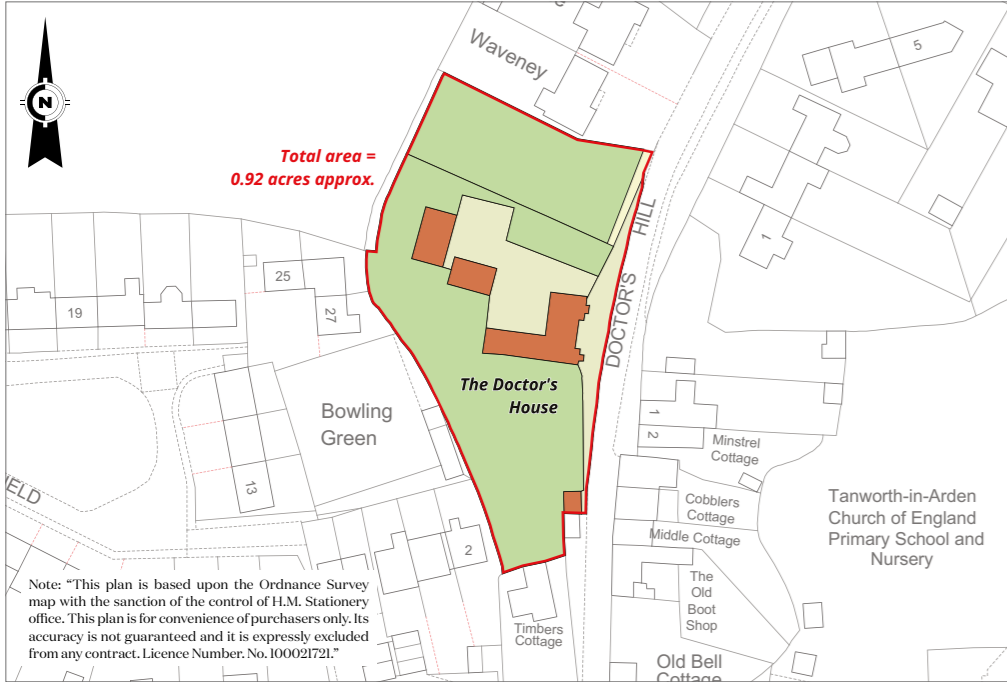
# GARDENS AND GROUNDS

The property is accessed via a gated driveway, providing plenty of parking and access to the double garage. The detached double garage provides excellent space for vehicle storage, along with valuable additional storage. To the left-hand side of the property sits the Trap House, currently utilised for storage but offering clear potential for enhancement or repurposing, subject to the necessary consents, making it a particularly appealing ancillary feature of the home.

The property is surrounded by beautiful formal gardens, offering charm and functionality. To the right-hand side of the house lies a well-maintained lawn, while productive vegetable patches positioned behind the garage will appeal greatly to keen gardeners.

The principal lawn is bordered by an attractive selection of established plants and flowering specimens. This area benefits from a high degree of privacy from both the road and neighbouring properties, creating a wonderfully peaceful setting to enjoy during the warmer summer months.





## PROPERTY INFORMATION

**Services:** All mains services are connected to the property. Gas central heating. Mains drainage. Full fibre broadband.

**What3Words:** ///fence.popped.wasp

**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council

**Council Tax:** Band H

**EPC:** D

**Viewing:** By prior appointment only with the agents.

**Will Ward-Jones**

01789 297735

william.ward-jones@knightfrank.com

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Lucy Cullen**

01564 791551

lucy@shepherdculen.com

**Shepherd Cullen**

Office 1A, The Exchange, 20A Poplar Road

Corner of Warwick Road, Solihull, B91 3AB

[shepherdculen.com](https://www.shepherdculen.com)



Your partners in property



1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

SHEPHERD  
CULLEN

 Knight  
Frank

