



Danzey Green, Tanworth-in-Arden

Guide Price £2,850,000





PROPERTY OVERVIEW

Introducing a truly exceptional property to the market: a stunning detached family home nestled within approximately 7 acres of meticulously manicured gardens, sprawling woodland, and lush paddock land. This prestigious residence offers a rare blend of luxury, privacy, and tranquillity.

Approached via a private, gated, tree-lined driveway, this property exudes sophistication, providing heightened privacy and exclusive seclusion for its discerning occupants.

Upon entering the property, you are greeted by large entrance hall with feature wine cellar, leading to a series of four reception rooms that offer unparalleled flexibility in accommodating various lifestyle and entertainment needs. The reception rooms are currently configured as a formal sitting room to the rear, dining room, large sun room overlooking the perfectly landscaped rear garden and a further living room to the front elevation. The ground floor is completed with a spacious, bespoke hand-painted kitchen that seamlessly flows into a captivating wrap-around orangery / boot room, offering an abundance of natural light and views of the picturesque surroundings. To the rear of the kitchen is a useful utility.



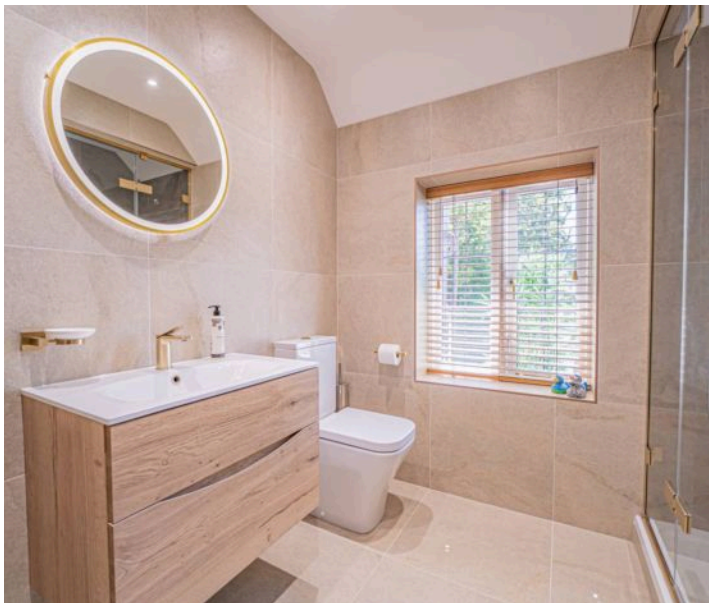


Ascending to the upper levels, the property features five generously proportioned double bedrooms spread across two floors. The principal suite stands out as a true sanctuary, complete with a dressing room, an en-suite shower room, and a private balcony, providing a retreat for relaxation and rejuvenation.

Bedroom two also benefits from its own en-suite shower facilities, while the remaining guest bedrooms are serviced by a lavish family bathroom designed for utmost comfort and convenience.

Further enhancing the estate is a double garage with a separate annexe above, offering an ideal space for extended family or potential guest / staff accommodation. An additional outbuilding currently serves as a versatile garden room / gym, catering to a variety of leisure pursuits.

The property's mature landscaped grounds are a sight to behold, featuring impeccably maintained patio areas and lawns, enchanting woodland areas, spacious paddocks, an ornamental pond, and extensive terraces, perfect for outdoor entertaining and leisurely enjoyment.



In summary, this distinguished residence presents a unique opportunity to own a luxurious family home within a serene and expansive setting, promising a lifestyle of unparalleled refinement and comfort.



- Stunning Detached Family Home Set Within Approximately 7 Acres Of Gardens, Woodland, And Paddock Land
- Accessed Via A Private, Gated, Tree-Lined Driveway, Providing Enhanced Security And Seclusion
- Five Double Bedrooms Situated Across Two Floors, Including A Principal Suite With Dressing Room, En-Suite Shower Room, And Balcony
- Spacious, Bespoke Hand-Painted Kitchen Adjoining A Wrap-Around Orangery / Boot Room
- Four Reception Rooms Offering Flexible Living Spaces On The Ground Floor
- En-Suite Shower Room To Bedroom Two Plus A Luxury Family Bathroom Serving The Remaining Guest Bedrooms
- Double Garage With Separate Annexe Above, Suitable For Potential Guest Or Staff Accommodation
- Additional Outbuilding Currently Used As A Garden Room / Gym
- Mature Landscaped Grounds Featuring Lawns, Woodland Areas, Paddocks, Ornamental Pond, And Extensive Terraces





PROPERTY LOCATION

Tanworth-in-Arden is a delightful and sought after village well situated for quick access to Henley-in-Arden, Solihull and Hockley Heath. The village contains a good range of amenities including a local inn and picturesque parish church. In addition, Tanworth-in-Arden boasts a junior and infant school as well as the renowned Ladbroke Park Gold Club and is well placed for access onto the M40 and M42 motorways, which in turn, provide links to the M1, M6 and M5, thus enabling fast travel to the larger centres of commerce including Birmingham, Coventry and London. The National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate twenty minute drive.

Council Tax band: G

Tenure: Freehold



ENTRANCE HALL

WC

LIVING ROOM

22' 8" x 18' 1" (6.91m x 5.51m)

SUN ROOM

26' 0" x 12' 10" (7.92m x 3.91m)

SITTING ROOM

19' 9" x 16' 5" (6.02m x 5.00m)

DINING ROOM

13' 8" x 12' 6" (4.17m x 3.81m)

KITCHEN

23' 11" x 13' 6" (7.29m x 4.11m)

UTILITY ROOM

7' 9" x 7' 4" (2.36m x 2.24m)

ORANGERY / BOOT ROOM

24' 3" x 6' 6" (7.39m x 1.98m)

FIRST FLOOR

PRINCIPAL BEDROOM

22' 9" x 18' 10" (6.93m x 5.74m)

DRESSING ROOM

11' 11" x 10' 5" (3.63m x 3.18m)

ENSUITE

8' 8" x 6' 5" (2.64m x 1.96m)

BALCONY

BEDROOM TWO

16' 6" x 15' 6" (5.03m x 4.72m)

ENSUITE

7' 3" x 6' 10" (2.22m x 2.09m)

BEDROOM THREE

13' 7" x 12' 0" (4.14m x 3.66m)

**BEDROOM FOUR**

12' 6" x 12' 6" (3.81m x 3.81m)

BATHROOM

13' 7" x 10' 0" (4.13m x 3.06m)

SECOND FLOOR**BEDROOM FIVE**

22' 11" x 10' 8" (6.98m x 3.25m)

STUDY

12' 6" x 11' 2" (3.81m x 3.40m)

OFFICE

9' 9" x 9' 4" (2.97m x 2.84m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

17' 7" x 16' 8" (5.36m x 5.08m)

ANNEXE LOUNGE / BEDROOM

21' 2" x 18' 1" (6.45m x 5.51m)

ANNEXE SHOWER ROOM

6' 5" x 5' 8" (1.96m x 1.73m)

GARDEN ROOM / GYM

19' 10" x 13' 7" (6.05m x 4.14m)

TOTAL SQUARE FOOTAGE

438.3 sq.m (4718 sq.ft) approx.

GATED DRIVEWAY PARKING FOR MULTIPLE VEHICLES**SEVEN ACRES OF LANDSCAPED GROUNDS****PATIO AREAS AND TERRACES****ORNAMENTAL POND**



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms, underfloor heating, solar panels, CCTV, garden shed, outbuildings, electric garage door and a 2024 electric car charging point.

ADDITIONAL INFORMATION

Services - direct mains water, septic tank, electricity and solar PV (Photovoltaic) panels. Broadband - ADSL copper wire. Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





TOTAL FLOOR AREA : 350.5 sq.m. (3773 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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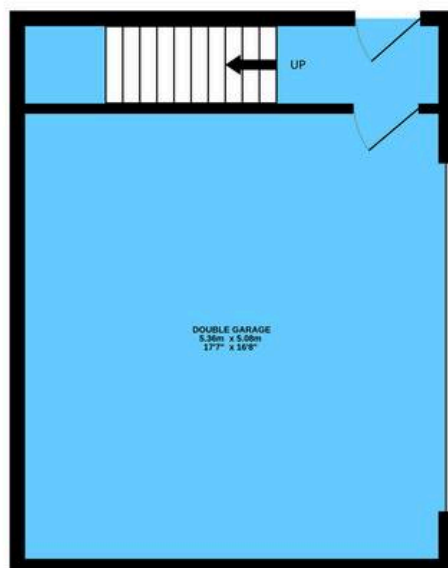
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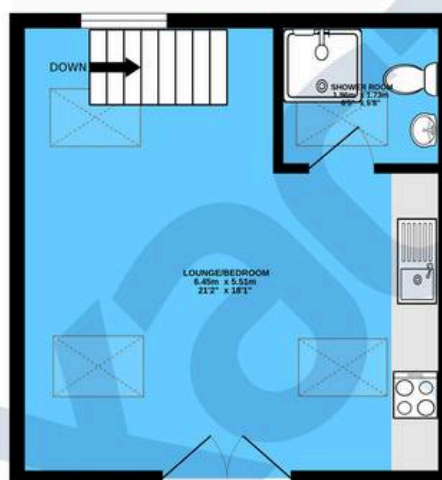
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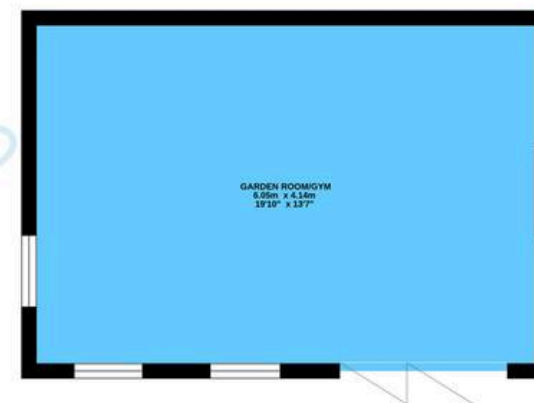
DOUBLE GARAGE



ANNEXE



OUTBUILDING



TOTAL FLOOR AREA : 87.8 sq.m. (945 sq.ft.) approx.

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