



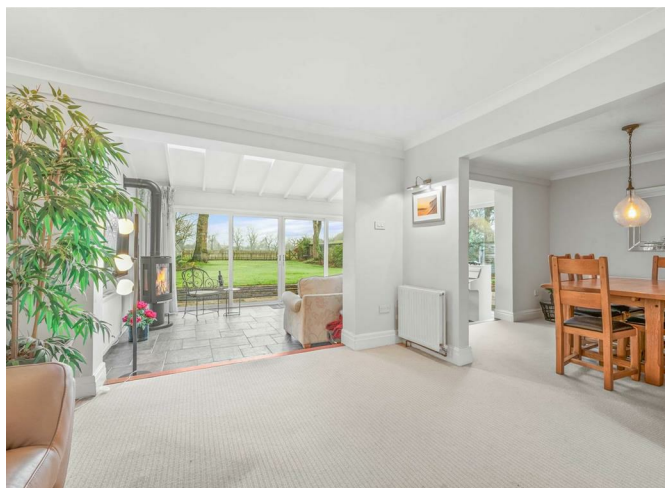
**11 Arden Leys,
Tanworth-In-Arden, Warwickshire, B94 5JE**

Offers In Excess Of £799,950

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated on an exclusive and peaceful cul-de-sac, this well-loved family home offers bright and spacious living accommodation with views across the Warwickshire countryside. The property comprises an entrance hall, guest cloakroom, large living room, dining room, family room, modern breakfast kitchen, and utility room. The first floor features four generously sized bedrooms and two bathrooms, including an en-suite to the master. Additional benefits include an integral double garage and a well-sized South/West-facing rear garden, providing a private setting with lovely open countryside views.

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 M5, 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.



The property is set back from the road and approached via a tarmac driveway providing off-road parking for several vehicles and access to the double garage. To the front is a lawned garden, and a timber pedestrian gate provides side access to the rear of the property. A UPVC double-glazed front door opens into:-

Entrance Hall

With tiled floor, turned staircase rising to the first floor, radiator and door opening into:-

Guest Cloakroom

Vanity unit with inset wash hand basin and low level W.C with concealed cistern, tiled flooring, tiling to splash backs, radiator and extractor fan.

Living Room

With UPVC double glazed window to the front, two radiators, dimmer wall and picture lighting and an opening leading through to:-

Dining Room

With radiator and central dimmer pendant light.

From the living room and dining room, an opening leads through to:-

Family Room

Feature vaulted ceiling with four UPVC double glazed roof lights, tiled flooring, two radiators, feature gas fired log burner effect fire, UPVC double glazed french doors with matching side panels to the rear garden and large UPVC double glazed window to the side.

Breakfast Kitchen

A range of wall, base and drawer units with Quartz work tops over, tiling to splash backs, inset 1 1/4 'Blanco' sink unit with mixer tap over, built in eye level 'Neff' oven and grill, inset 4-ring 'Bosch' electric hob with chrome chimney style extractor hood over, space and plumbing for a dishwasher, fridge/freezer, two UPVC double glazed windows overlooking the rear garden and countryside beyond, large UPVC double glazed window to the side, zoned dimmer spotlights and under-cupboard lighting, radiator and door opening into:-

Utility Room

Base cupboard units with roll top work surfaces over, inset Belfast sink with chrome mixer tap, tiling to splash backs, space and plumbing for an automatic washing machine and tumble dryer, UPVC obscure double glazed door to the side giving access to the rear garden, tiled flooring, wall mounted 'Vaillant' gas central heating boiler and door opening through to the double garage.

First Floor

With radiator, hatch giving access to the loft with drop down ladder and lighting, airing cupboard housing the hot water cylinder and fitted shelving, doors to four bedrooms and family bathroom.

Bedroom One

With UPVC double glazed window to the front, dimmer lighting, radiator, 3-door fitted wardrobe with hanging rails and shelving, built in wall cupboard with fitted shelving, and door opening into:-

En-Suite

Fully tiled, quadrant shower unit with mains fed shower over, pedestal wash hand basin with chrome mixer tap, low level W.C, UPVC double glazed obscure window to the side, ladder style heated towel rail and shaving point.

Bedroom Two

With large UPVC double glazed window overlooking the rear garden and open countryside beyond, radiator and fitted wardrobe with hanging rail and shelving.

Bedroom Three

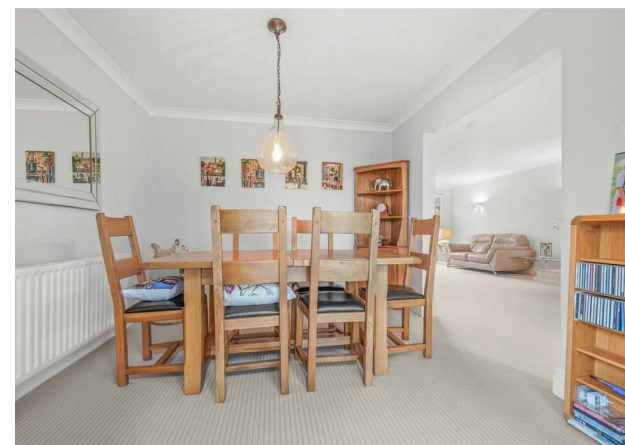
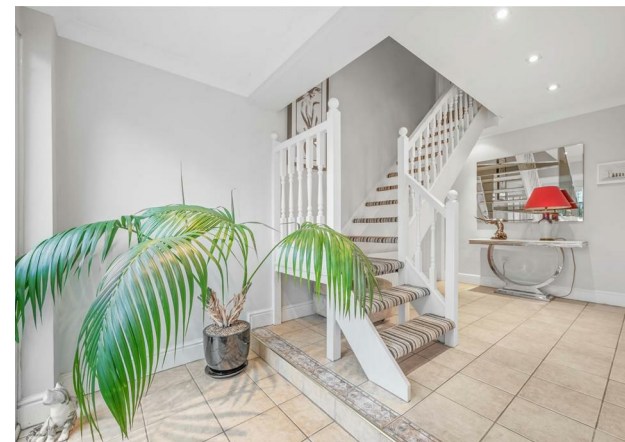
UPVC double glazed window to the front, radiator and built in wall cupboard with fitted shelving.

Bedroom Four

UPVC double glazed window overlooking the rear garden and countryside beyond, radiator.

Bathroom

Fully tiled, 'Jacuzzi whirlpool' bath with mixer tap over, pedestal wash hand basin with mixer tap, low level W.C,





two UPVC obscure double glazed windows to the rear, ladder style heated towel rail, linen cupboard with radiator, drying rack and fitted shelving.

Integral Double Garage

With electric roller shutter garage door, door through to the utility room, power and lighting, two obscure glazed windows to the side, and hatch giving access to the loft space.

South/West Facing Rear Garden

Enclosed on all sides by timber fencing, the garden offers both privacy and charm. A well-proportioned patio provides the perfect setting for outdoor entertaining, enjoying uninterrupted views across the open Warwickshire countryside beyond. Steps rise to a beautifully lawned garden, complemented by well-stocked flower borders featuring a variety of mature plants, shrubs, bushes, and trees. A timber gate offers convenient side access to the front of the property.

Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

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. For more information, please 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 'Good outdoor' coverage for EE, O2 and Vodafone and 'Good outdoor, variable in-home' coverage for Three. For more information, please visit 'Ofcom Mobile and Broadband Checker'.

Council Tax:

Stratford on Avon District Council - Band G

Flood Risk:



This location is in a 'very low risk' flood zone. For more information, please visit: 'Check the long term flood risk for an area in England' on the Government Website.

Tenure:

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

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

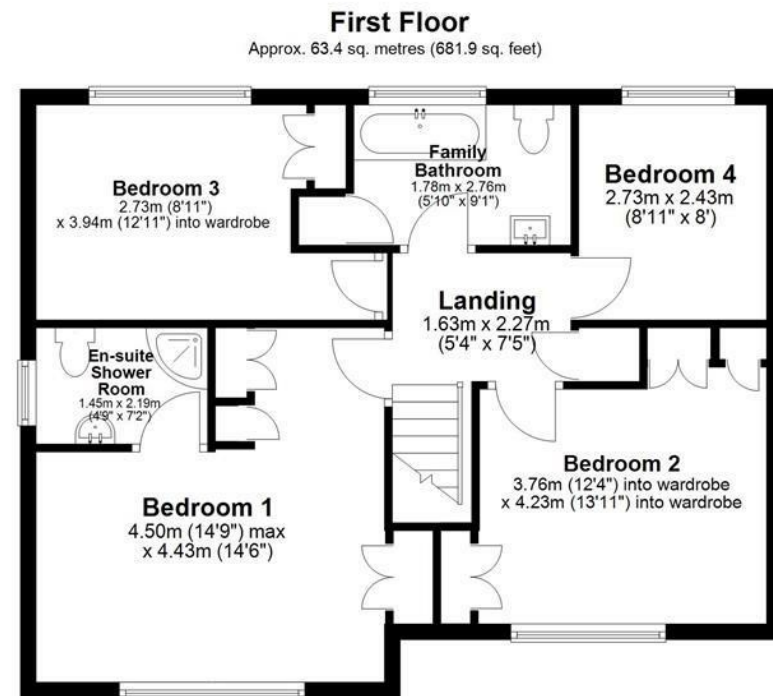
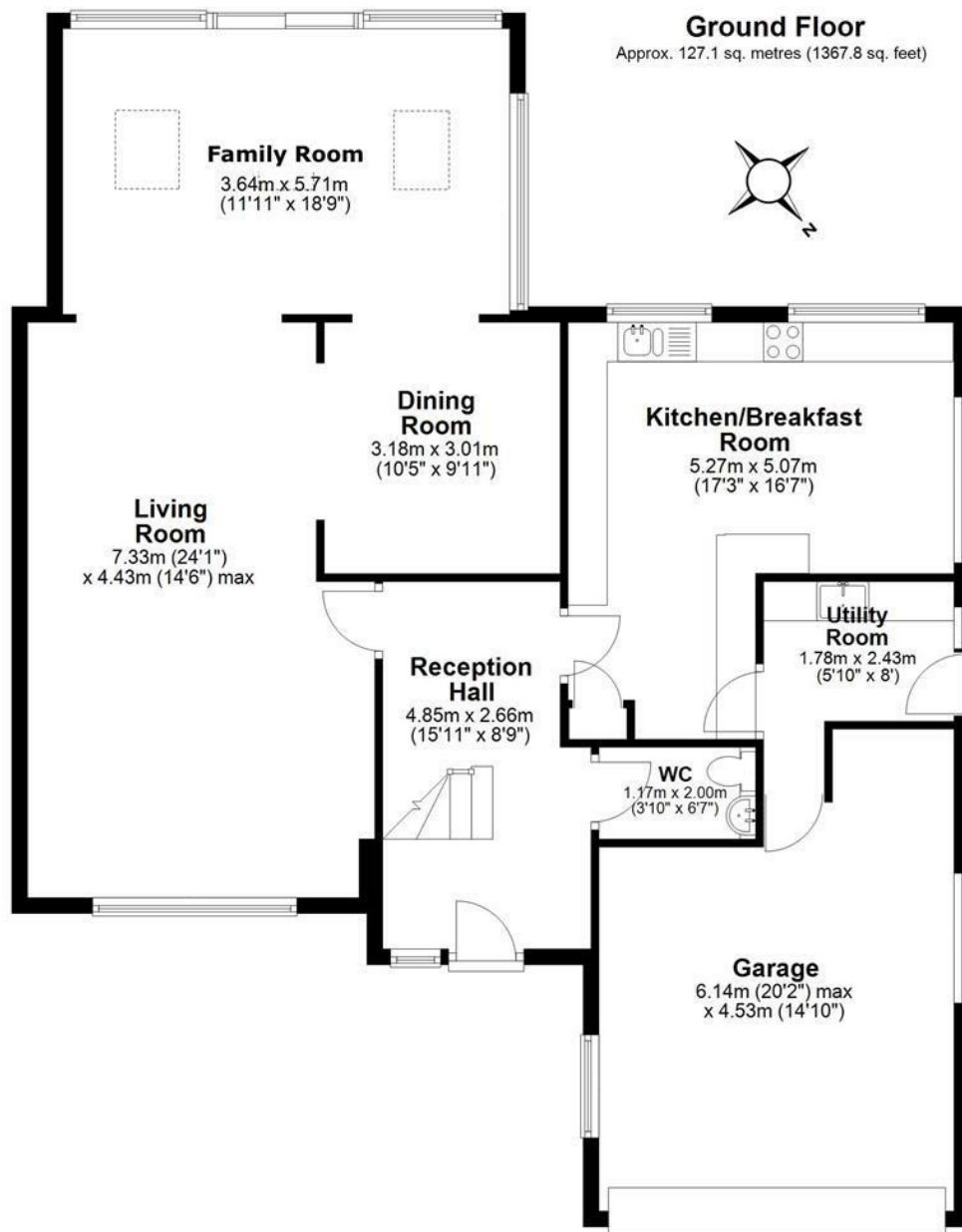
Viewing:

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

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.







Total area: approx. 190.4 sq. metres (2049.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

