



**The Owl Nest and Fox Hollow Danzey Green  
Tanworth-In-Arden, Warwickshire, B94 5BG  
Offers In The Region Of £1,089,950**

A rare opportunity to acquire two recently developed three-bedroomed detached cottages, 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, these beautiful designed homes benefit from the remainder of a 10-year new-build warranty, with just over seven years remaining.

Finished to an exceptional specification throughout, the properties offer light, spacious, and thoughtfully appointed accommodation and benefits from underfloor heating throughout the ground floor & first floor bathrooms, gated parking for multiple vehicles, and private rear gardens backing onto open countryside, providing truly picturesque views.

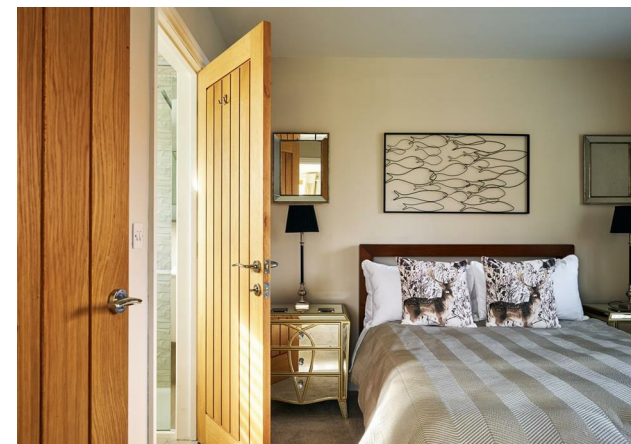
The Owl Nest totals to aprox 1300 sqft and briefly comprises; welcoming entrance hall, guest cloakroom, impressive open-plan kitchen/dining/family room, elegant sitting room, three well-proportioned bedrooms, and two stylish bathrooms.

Fox Hollow totals to aprox 800 sqft and briefly comprises; open plan living/dining kitchen, utility room, bedroom & shower room to the ground floor and two bedrooms and shower room to the first floor.

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 Owl Nest

The property has been finished to a high specification and features; Porcelanosa bathrooms with T.V to the main bathroom, Tom Howley kitchen with integrated appliances to include: dishwasher, fridge/freezer, cooker, hob and automatic washing machine. Fitted shutters to front elevation windows. Fibre broadband with Ultrafast network speed, and secure gated access with intercom.

The property briefly comprises; porch, entrance hall, sitting room, cloakroom and open plan kitchen dining/family room to the ground floor, and three bedrooms and two bathrooms to the first floor. Oak beams and doors throughout, galleried landing, luxury bathrooms and kitchen.

#### Ground Floor

#### Porch

#### Entrance Hall

#### Cloakroom

#### Sitting Room

#### Open Plan Kitchen Dining / Family Room

#### First Floor

#### Bedroom One

#### En-Suite

#### Bedroom Two

#### Bedroom Three

#### Bathroom

#### Enclosed Rear Garden with Open Views

#### Fox Hollow

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.

The property briefly comprises; 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.

#### Ground Floor

#### Open Plan Living Room / Dining Kitchen

#### Utility Room

#### Bedroom

#### En-Suite Shower Room

#### First Floor

#### Bedroom One

### Bedroom Two

### Shower Room

### Enclosed Rear Garden with Open Views

Both properties are set back from the road behind electric gates. The gated driveway provides off road parking for at least six vehicles.

### Additional Information

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#### 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

Fox Hollow: Band: E

The Owl Nest: Band: F

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:

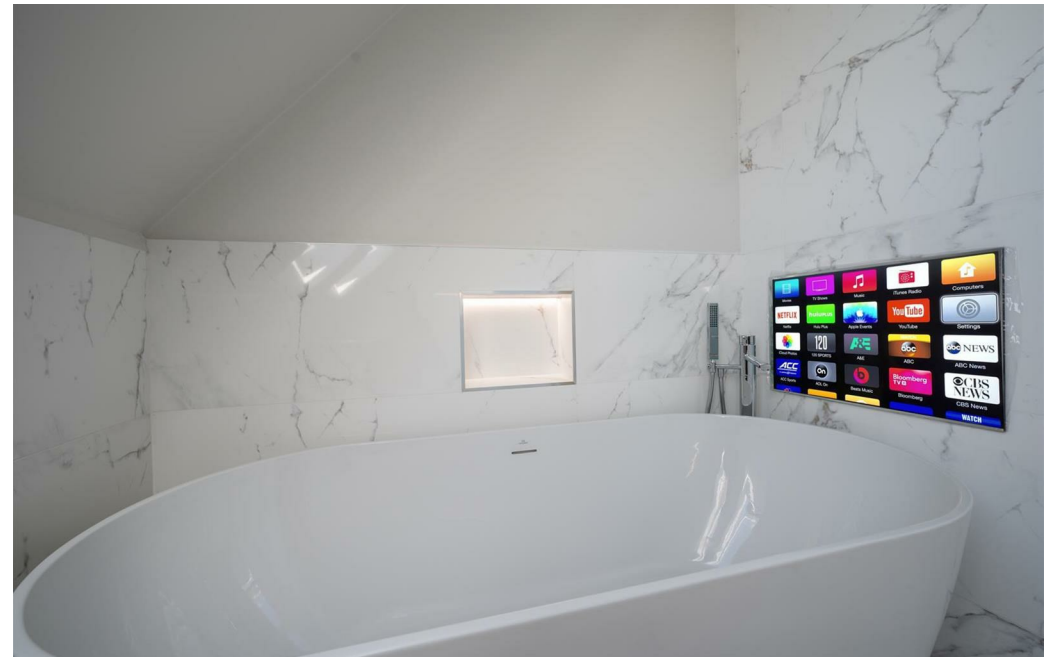
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

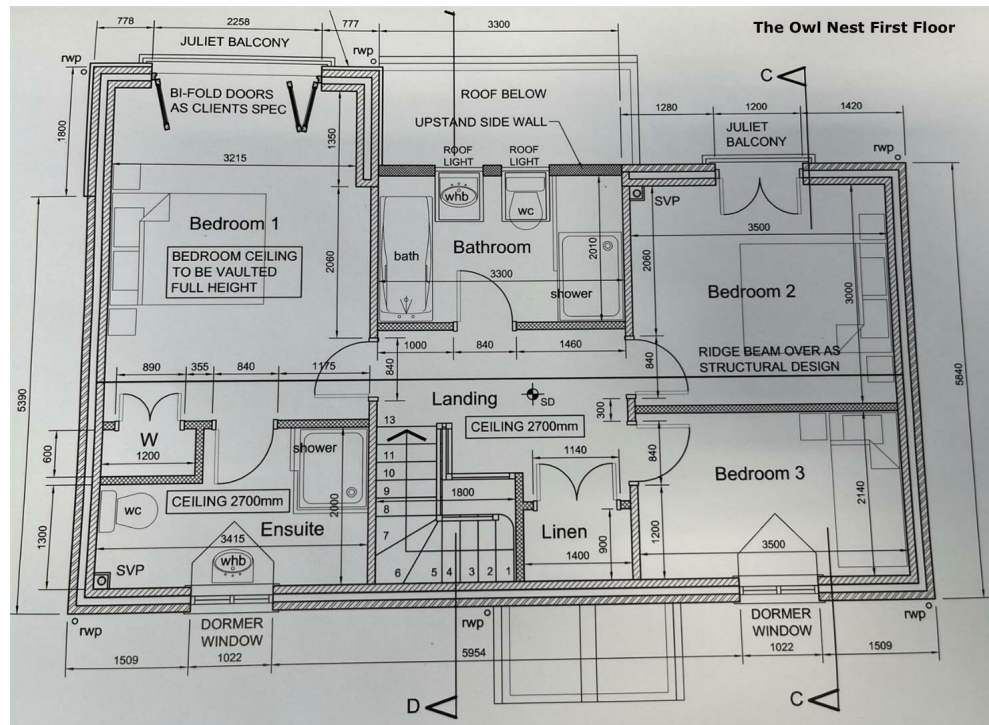
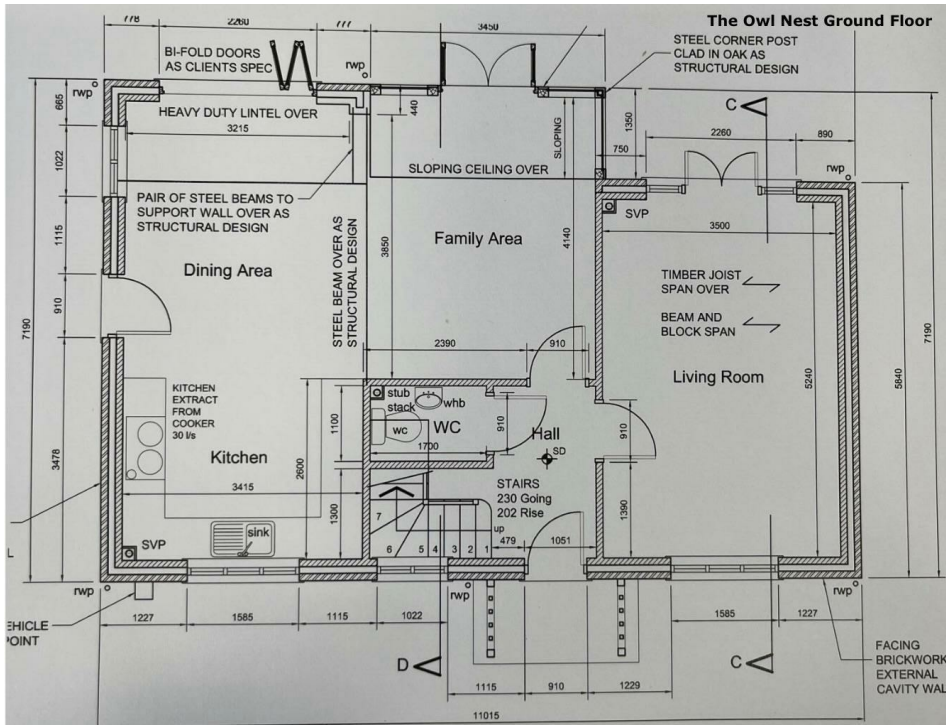
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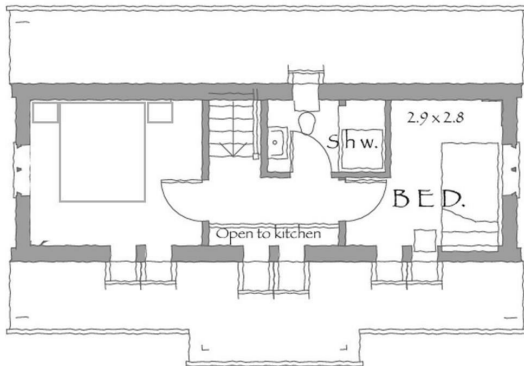






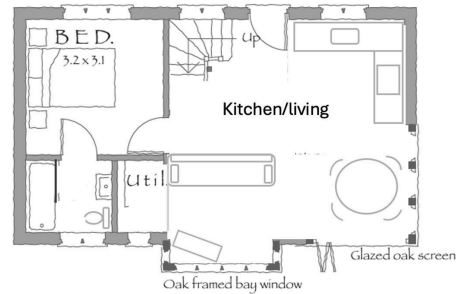


Fox Hollow



FIRST FLOOR PLAN

Fox Hollow



GROUND FLOOR PLAN

