



Clayfield, Danzey Green,
Nr. Tanworth-In-Arden, Warwickshire
B94 5BG
Offers In The Region Of £975,000

This substantial "between the Wars" detached house sits on an elevated position, amongst a selection of individual houses, and lies close to the centre of the village of Tanworth-in-Arden. The accommodation is arranged over two floors and briefly comprises; four good-sized bedrooms, two bathrooms (including ensuite bathroom to the main bedroom), two generous reception rooms, breakfast kitchen, utility room, and downstairs WC. Externally, the well laid out domestic gardens extend to just under half an acre and include a vegetable patch, greenhouse, and several garden sheds. The pastureland, totalling 2.92 acres, has its own gated access and benefits from a good range of brick and tile stables with feed room, tack room, and hay store. The property features excellent scope for improvement and modernisation and has the benefit of no chain.

Danzey Green is a small rural hamlet situated between the popular locations of Tanworth-in-Arden and Henley-in-Arden. 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. The former market town of Henley-in-Arden has a wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon. The property itself is well placed for easy access to the M40 and M42 (J3A) motorways, which, in turn, give links to the M1, M5 and M6, enabling efficient travel to Birmingham, Coventry and London. The nearest railway station ("Danzey") is only 0.3 miles away and provides regular trains to Stratford-upon-Avon, Henley-in-Arden, Shirley, Birmingham City Centre and Worcester. In addition, the NEC and Birmingham International Airport are within an approximate 20-minute drive.



A large tarmacadam driveway provides parking for multiple vehicles and gives access to the detached double garage. The solid wood front door opens into:

Entrance Porch

7'2" x 6'2" (2.20m x 1.90m)

With timber casement double glazed window to the front, radiator, and quarry tiled flooring. Door into:

Reception Hall

16'4" x 7'2" (5.00m x 2.20m)

With staircase rising to the first floor, under-stairs storage cupboard, radiator and door opening into:

Downstairs WC

5'10" x 2'11" (1.80m x 0.90m)

With obscure timber casement double glazed window to the rear, low level WC, wash hand basin, tiling to splashback areas, and radiator.

Living Room

22'3" x 12'1" (6.80m x 3.70m)

With timber casement double glazed windows to the front and side, timber casement double glazed French doors leading to the rear garden, central brick fireplace with blue brick hearth and timber mantel over, fitted book shelving and storage cupboards to the side, and radiators.

Family Room

16'4" x 13'1" (5.00m x 4.00m)

With timber casement double glazed windows to the front and rear, central fireplace with pine surround and inset log burning stove, built in old pine faced wall cupboards, and radiators.

Dining Kitchen

19'8" x 11'1" (6.00m x 3.40m)

Fitted kitchen with a range of wall, drawer and base units with laminate work surfaces over, inset 1.25 stainless steel sink unit with twin draining board and mixer tap over, built in "Miele" double oven, 4-ring "Miele" gas hob with extractor fan over, space for a fridge-freezer, integrated "Neff" dishwasher, tiling to splashback areas, timber casement double glazed window overlooking the rear garden and timber casement double glazed door to the side, radiator, quarry tiled flooring, and timber casement double glazed window to the dining area, overlooking the paddock beyond. Door into:

Utility Room

11'1" x 7'2" (3.40m x 2.20m)

With timber casement double glazed window to the front, a range of wall and base units with laminate work surfaces over, inset stainless steel sink unit with twin draining board and mixer tap over, wall mounted "Worcester Bosch" gas-fired boiler, tiling to splashback areas, radiator, and quarry tiled flooring. Door into:

Vestibule

8'10" x 4'7" (2.70m x 1.40m)

With double glazed pitched roof, timber casement double glazed windows to the side overlooking the paddock beyond, timber casement double glazed doors leading to the front and rear of the property, brick wall to part height, and quarry tiled flooring.

Gallery-Style First Floor Landing

28'6" x 5'10" (8.70m x 1.80m)

With hatch giving access to the loft space, timber casement double glazed windows to the rear, and radiators. Door into:

Airing Cupboard

Housing the insulated copper hot water tank; with fitted shelving.

Linen Cupboard

With fitted shelving.

Bedroom One

16'0" x 12'1" (4.90m x 3.70m)

With timber casement double glazed windows to the front and side, built in wardrobe with hanging rail and fitted shelving, and radiator. Archway through to:

Dressing Area

6'2" x 5'10" (1.90m x 1.80m)

With timber casement double glazed window to the rear, a range of built in wardrobes, and radiator. Door into:

En-Suite Bathroom

9'6" x 6'2" (2.90m x 1.90m)

With timber casement double glazed window to the rear, 4-piece suite comprising; bathtub with mixer tap over, shower cubicle with shower over, low level WC, wash hand basin, shaving point, tiling to splashback areas, shaving point, and radiator.

Bedroom Two

14'1" x 11'5" (4.30m x 3.50m)

With timber casement double glazed windows to two sides and the rear, and radiator. Archway into:

Dressing Area

With obscure double glazed window to the side, a range of built in wardrobes, corner wash hand basin with mixer tap over, and radiator.

Bedroom Three

18'4" x 9'10" (5.60m x 3.00m)

With timber casement double glazed windows to the front, built in wardrobe with hanging rail and storage cupboard over, original cast iron fireplace, and radiator. Archway through to:

Dressing Area

With built in wardrobe, radiator and vanity unit with inset wash hand basin and mixer tap over.





Bedroom Four

9'10" x 8'10" (3.00m x 2.70m)

With timber casement double glazed window to the front and radiator.

Family Shower Room

9'6" x 5'10" (2.90m x 1.80m)

With UPVC double glazed window to the side, 3-piece suite comprising; large shower cubicle with "Mira" drench head shower over, low level WC, floating vanity unit with inset wash hand basin, shaving point, tiling to the walls, chrome heated towel rail (incorporating radiator), and tile effect vinyl flooring.

Gardens and Grounds

Immediately to the rear of the property, there is a substantial paved sun terrace and low brick walls to some herbaceous borders and lawned garden beyond. To the right-hand side, a path leads to the upper section of lawn and onto:

Summerhouse

11'5" x 7'6" (3.50m x 2.30m)

With pitched cedar shingle roof, leaded light glazed windows to three sides, casement doors leading to the paved sun terrace at the front, and raised boarded floor.

Large Garden Shed/Workshop

17'0" x 9'2" (5.20m x 2.80m)

Of timber construction; with pitched felted roof, strip lights to the ceiling, power points, and paved floor.

Beyond the upper section of lawn, there is a separate vegetable garden with compost area and:

Greenhouse

20'8" x 9'10" (6.30m x 3.00m)

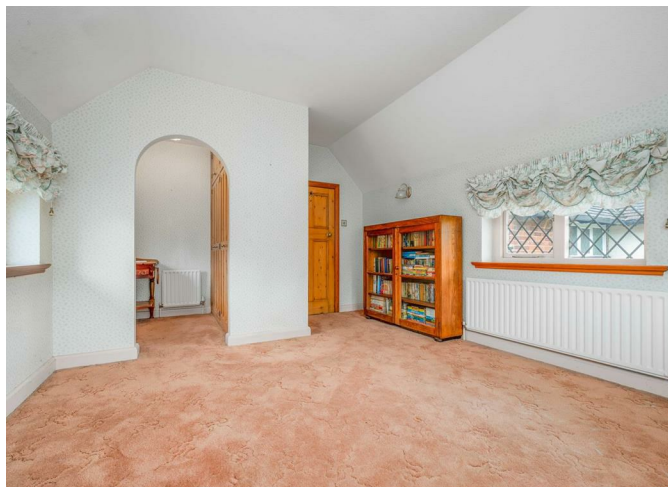
With double skinned polycarbonate panels (instead of glass) to the ceiling and walls, strip light to the ceiling, central power supply, and flowers beds to either side.

The vegetable garden has a former fruit cage, coal frames and well dug vegetable area, together with two further gardens sheds, which are of timber construction and ideal for propagation and the storage of garden tools. From the vegetable garden, a braced farm gate opens into the top paddocks and at the side of which, there is a:

Storage Shed

11'1" x 8'10" (3.40m x 2.70m)

With single pitched roof, windows to the side and rear, and paved floor.



The paddocks, which are located beyond the top of the garden/vegetable area and to the side of the dwelling house, are all to pasture and split into three enclosures. One enclosure has a small field shelter thereon and the larger paddock, which lies to the North of the dwelling house, has a substantial stable complex thereon:

Stables

37'0" x 11'9" (11.30m x 3.60m)

Split into three bays and of cavity brick built construction; with clay tiled roof over, Velux roof lights to the Southern elevation, windows to the side and rear, and concrete floor.

Separate Feed Room

11'9" x 11'9" (3.60m x 3.60m)

With lighting and power. Door into:

Adjoining Tack Room/Tool Store

11'5" x 3'11" (3.50m x 1.20m)

With power and lighting.

Hay/Feed Store

9'10" x 7'10" (3.00m x 2.40m)

Located on the concrete apron to the front of the stable complex; with single pitched felted roof, lighting, and power.

Pole Barn/Wood Store

24'11" x 8'2" (7.60m x 2.50m)

Located to the rear of the stable complex and being ideal for log storage and small machinery.

Outside, there is a mains water tap and a pathway leads around the back of the stable complex and across a wooden bridge to the top of the formal gardens.

Land

Totalling 2.92 acres; the land can be accessed, via a separate gateway and short track, from Tanworth Lane. To the side of the track, there is a well fenced off bridleway that leads across the high ground towards Forde Hall Lane.

Detached Double Garage

22'3" x 13'9" (6.80m x 4.20m)

Of solid brick construction; with clay tiled roof over, timber roller doors to the side, timber casement single glazed window to the side, metal casement single glazed window to the rear, timber pedestrian door to the side, lighting, and power.

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 and Vodafone being rated 'Good outdoor' and O2 and Three being rated 'Variable 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 electricity is connected to the property. Water is currently supplied via a borehole and pump to a storage tank in the roof. However, mains water is connected to the gardens, paddock and stables, which is a metered supply and could be used to feed the dwelling house. Drainage is to a newly installed sewerage treatment plant, which has been fitted with the outflow discharging into the paddock area. The heating is via a gas-fired boiler, which is located in the utility room.

Tenure:

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

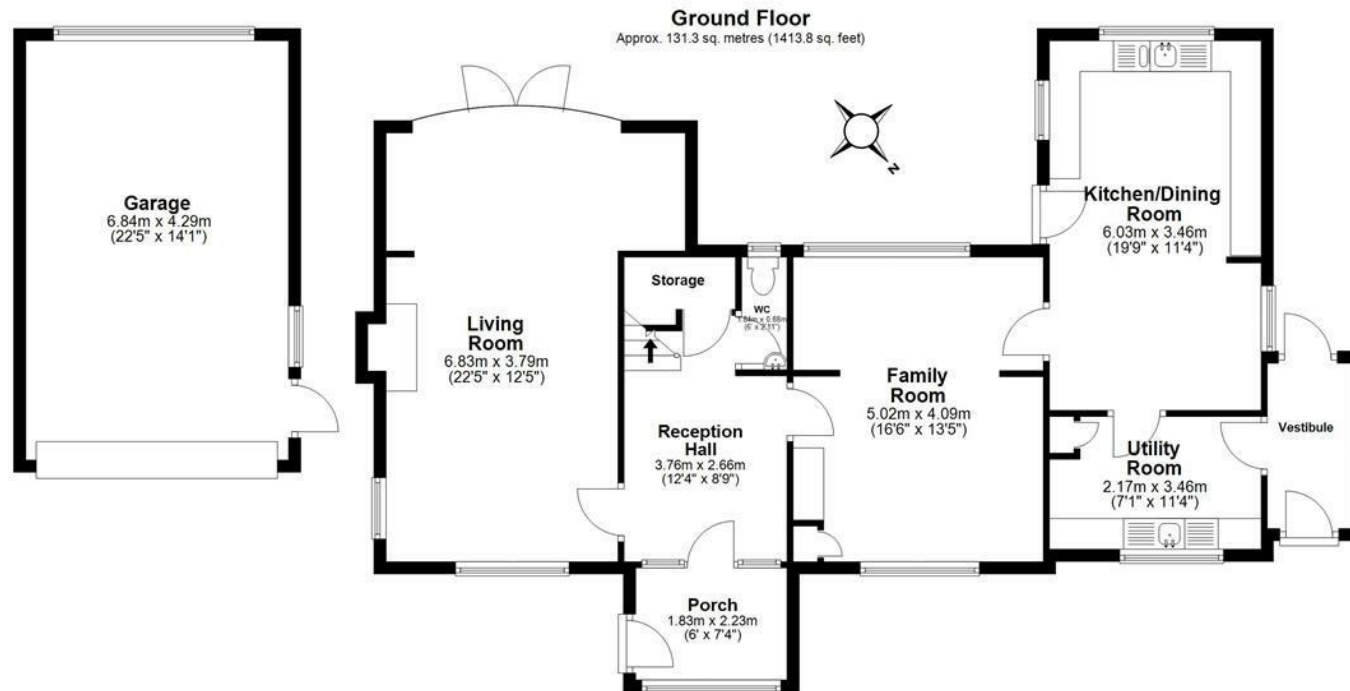
Viewing:

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

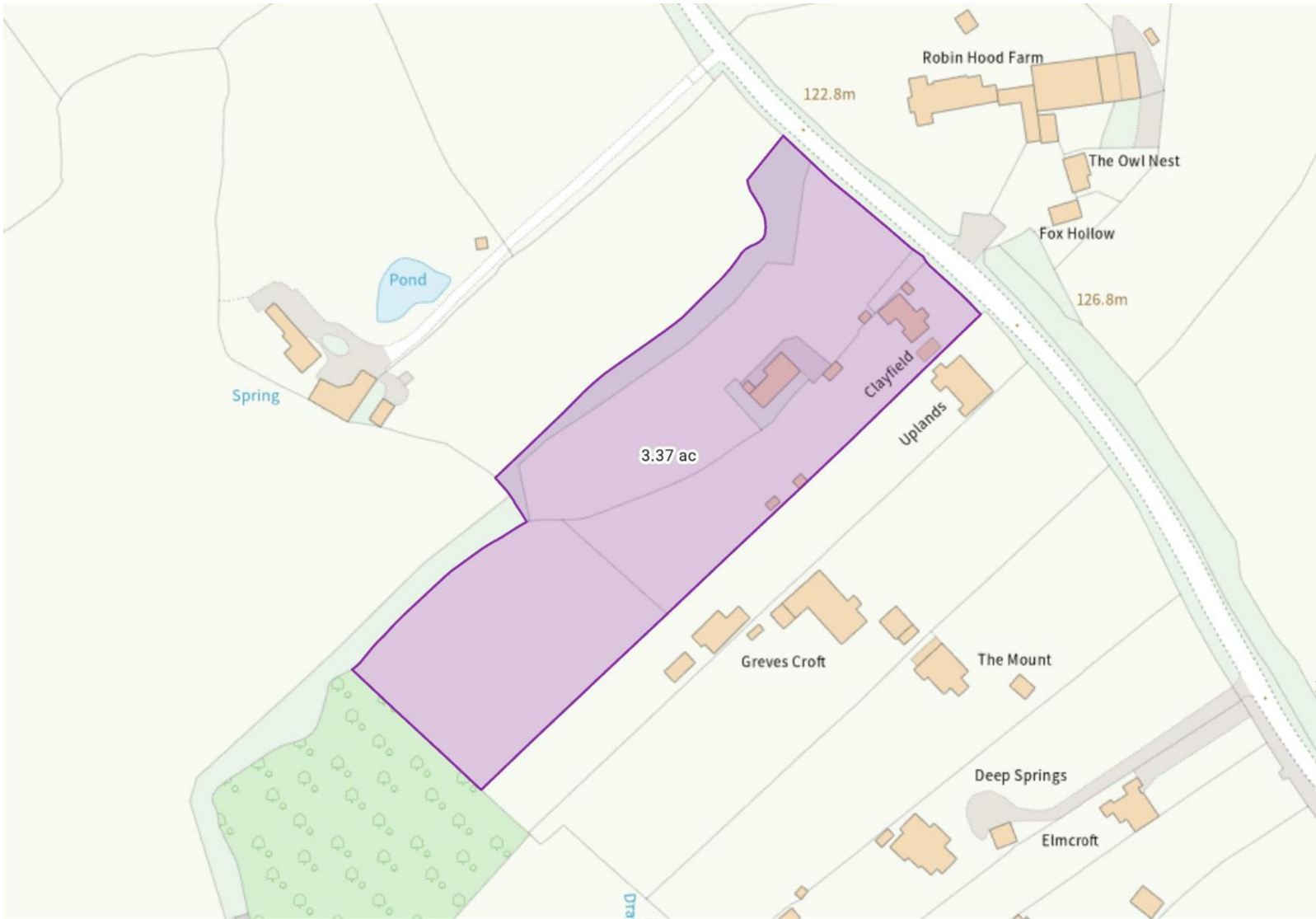
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Total area: approx. 224.5 sq. metres (2416.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 