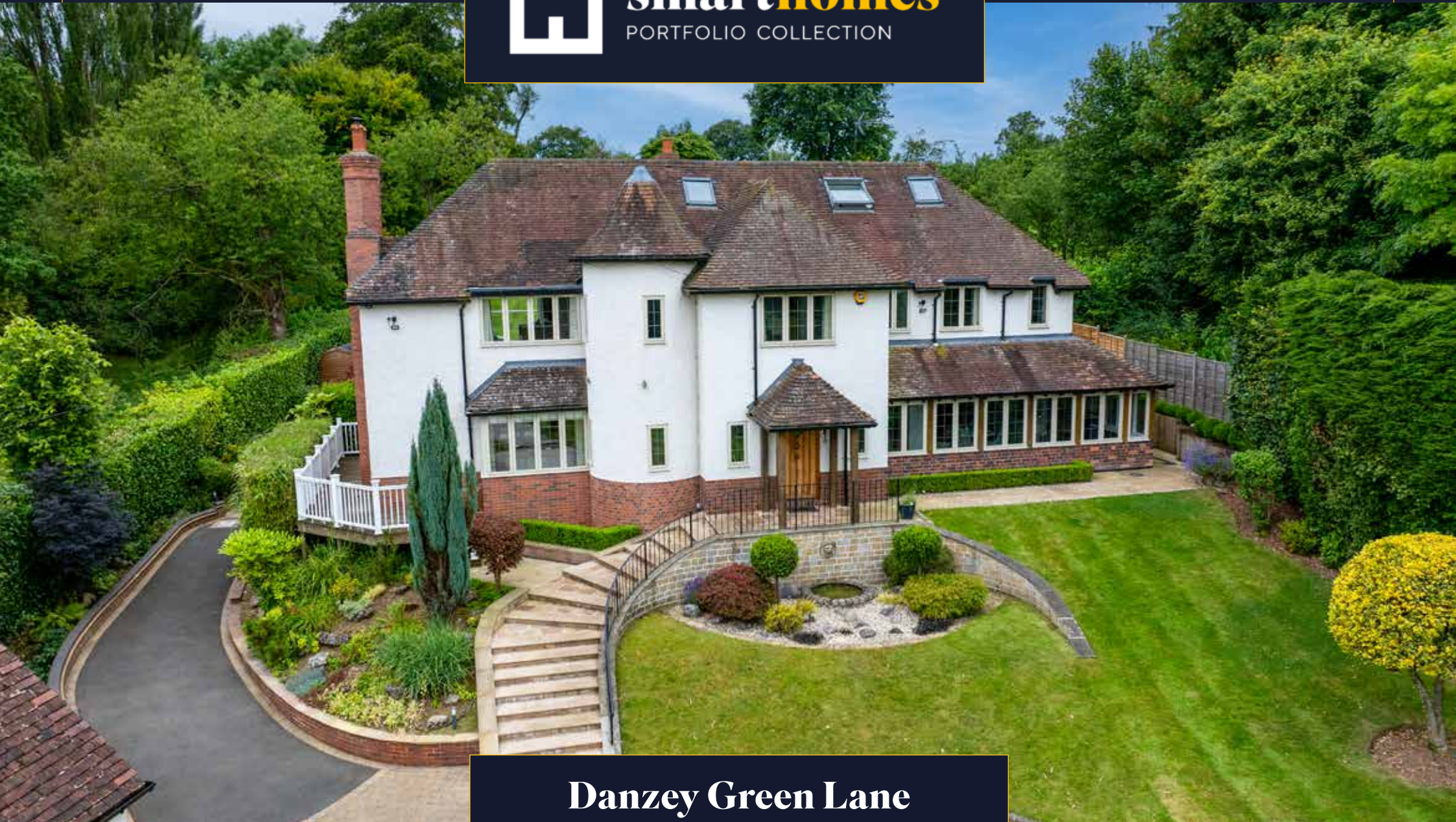




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PORTFOLIO COLLECTION



**Danzey Green Lane
Tanworth-in-Arden**

A stunning detached family home with character, nestled within nearly 7 acres of gardens, woodland, and paddock land.



Smart Homes Portfolio are delighted to offer to the market this truly spectacular character detached family home. Set within just shy of 7 acres of gardens, woodland and paddock land, the property offers wonderful spacious accommodation accessed via a private tree lined sweeping driveway.

A welcoming entrance hallway with wine cellar leads off to ground floor accommodating comprising of four superb reception rooms, a stunning hand painted family kitchen, boot room, utility room and guest W.C. On the first floor you will find a spectacular master suite with dressing room with fitted wardrobes, balcony and a re-fitted en-suite shower room, along with three further double bedrooms, a further en-suite shower room and luxury family bathroom. A fifth double bedroom and two offices sit on the second floor. The property is surrounded by meticulously maintained gardens with a versatile garden room/gym and the accommodation is completed by a double garage with separate annex above.

Approach

The property is set back from the road behind automated security gates leading to a sweeping tree lined driveway leading up to the property and providing ample parking. There are manicured lawns, tree lined stone path leading to an ornamental pond, decorative lighting and a sweeping stone staircase rising to a feature oak framed canopy porch with an oak front door leading into

Welcoming Entrance Hallway

3.78m x 3.78m (12'5" x 12'5")

With feature wall panelling, double glazed picture windows, stripped oak flooring with inset porthole wine cellar, opening into feature rotunda and access to inner hallway with stairs rising to first floor accommodation

Dual Aspect Formal Lounge

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

With feature wall panelling, feature bay window overlooking front gardens, further windows to side aspect, feature stone fire surround and hearth with free standing log burner and bespoke double doors leading into

Extensive Family Room to Rear

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

With double glazed windows and two sets of double glazed French doors leading to rear garden, feature roof lantern, Emperador marble tiling with under floor heating, feature wall panelling and bi fold doors leading to

Sitting Room to Rear

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

With double glazed bay picture window with fitted seating overlooking rear gardens, solid fuel burner and bespoke fitted furniture and shelving

Formal Dining Room

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

With marble fire surround with cast inset and marble hearth

Stunning Hand Painted Family Breakfast Kitchen

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

Being fitted with a comprehensive range of bespoke hand painted wall, drawer and base units by Stoneham Kitchens with a complementary marble work surfaces and matching upstands and inset Villeroy & Boch ceramic double sink Quooker tap. Inset Miele appliances including a 5 ring induction hob with extractor over, two integrated smoked mirror fronted ovens, wine fridge, full larder fridge and freezer and dishwasher and an Miele Nespresso integrated coffee machine. Bespoke breakfast seating area, Amtico flooring with under floor heating, spot lights to ceiling, superb extended oak framed bay window to front elevation with automated blinds, oak door to utility room and opening through to

Boot Room

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

With oak framed double glazed windows overlooking gardens, double glazed door to rear gardens, porcelain tiled flooring with under floor heating, feature vaulted ceiling with exposed beams and feature lighting and bespoke oak storage



Utility Room

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

Fitted with a range of base units with a marble work surface over incorporating a ceramic sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, integrated Miele microwave oven, integrated fridge, Amtico flooring with under floor heating, double glazed door and window to rear, metro tiling to splash back area and ceiling spot lights

Re-Fitted Guest W.C

With a low flush W.C, floating vanity wash hand basin, marble finish floor and wall coverings, illuminated mirror and heated towel rail

First Floor Landing

With staircase rising to second floor, recess with double glazed window to side elevation and oak door to the Principal Bedroom Suite

Dressing Room

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

Fitted with a bespoke range of wardrobes and cabinets, double glazed window overlooking rear garden and steps up to

Triple Aspect Master Bedroom

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

With double glazed windows to three aspects, feature rotunda with bespoke marble dressing table, further bespoke fitted furniture and bi-fold doors leading out to balcony with glass balustrade, inset lighting and superb far reaching views. A further oak door leads into

Re-Fitted En-Suite Shower Room

A newly re-fitted and fully tiled en-suite with a Crosswater suite comprising an enclosed steam room with shower, sink with oak drawers, low level flush toilet and illuminated mirror, underfloor heating and heated towel rail, fitted glass fronted long cupboard with shaver/toothbrush charger point and ceiling spot lights





Dual Aspect Bedroom Two

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

With double glazed windows to side and rear, ceiling spot lights, bespoke fitted bedroom furniture and oak door to

Re-Fitted En-Suite Shower Room

Re-fitted and fully tiled en-suite comprising an enclosed steam room with shower, floating white vanity sink with oak drawers, low level flush toilet and illuminated mirror, underfloor heating and heated towel rail, fitted glass fronted long cupboard with shaver/toothbrush charger point, ceiling spot lights.

Bedroom Three to Front

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

With a double glazed window to front and ceiling spot lights

Bedroom Four to Front

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

With two double glazed windows to front elevation and bespoke fitted wardrobes

Luxury Re-Fitted Family Bathroom

Being re-fitted with a luxury four piece white suite comprising feature raised freestanding slipper bath with brass shower attachment, large walk in shower with floor drain and thermostatic rainfall shower, floating low flush WC and a vanity wash hand basin with illuminated mirror. Complimentary slate tiling to water prone areas, tiled flooring, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

Second Floor Landing

With ceiling spot lights, Velux roof light and oak door to



Dual Aspect Bedroom Five

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

With some restricted head height, a superb apex window providing dramatic views to rear and three further Velux roof windows to side elevation

Study

3.81m x 3.4m (12'6" x 11'2")

With a Velux roof window to front and eaves storage

Office

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

With a Velux roof window to front and ceiling spot lights

Double Garage

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

Being insulated with an electric roller shutter door, rubber flooring, radiator, double glazed window, gardeners W.C and wash hand basin, external OHME electric charger point and cold water tap and a double glazed door leading to

Annex Access

With a further double glazed door to driveway, slate tiled flooring and stairs rising

Open Plan Annex Room

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

Being independently heated with an oil fired system with double glazed French doors leading to Juliet balcony and Velux roof windows. The kitchen area is fitted with a range of base and drawer units with a work surface over incorporating a sink and drainer unit, 4 ring ceramic hob, inset electric oven, integrated fridge and tiling to splash prone areas

Annex Shower Room

Being fitted with a three piece white suite comprising of a shower enclosure with thermostatic shower, low flush W.C and a wash hand basin. Velux roof window, complementary tiling to walls and ladder style radiator





Meticulously Maintained Extensive Rear Gardens

The simply stunning South/Westerly facing rear garden needs to be seen to be believed and is flanked with manicured lawns, a substantial Indian stone patio, further seating areas, manicured trees and hedging, well stocked shrub borders, sweeping pathways, feature lighting, hot tub area, timber potting shed and access to

Bespoke Purpose Built Garden Room/Gym

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

With Amtico flooring, mirrored walls, separate WIFI and double glazed windows overlooking gardens

Extensive Paddock and Woodland

Separated from the main gardens by 3 bar fencing and a 5 bar gate with a timber built storage shed. The already mature woodland has recently undergone an extensive planting programme

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – G

Floorplans

General Information

Agents Note

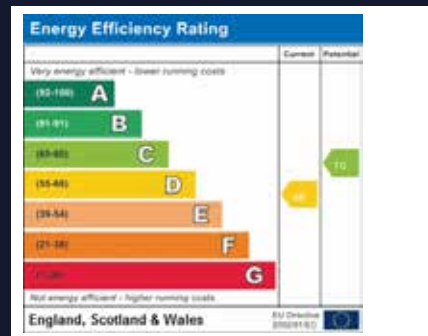
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

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Energy Efficiency Rating



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