

PENDEEK

DANZEY GREEN • TANWORTH IN ARDEN • SOLIHULL • WARWICKSHIRE



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Designed by local architect Robert Harvey in the style of Frank Lloyd Wright, this superb family home is nestled in the centre of a beautiful 1.75 acre plot

Accommodation & Amenities

Reception hall • Inner hall • Drawing room • Dining room
Sitting room/bedroom five with en suite wet room
Orangery • Kitchen • Pantry • Utility room

Panelled master bedroom with en suite
Two further double bedrooms
Single bedroom/study • Family bathroom

Studio • Summer house • Workshop • Double garage

Landscaped grounds in all about 0.7 hectare (1.75 acres)

Henley in Arden 4 miles • Hockley Heath 4 miles • Solihull 8 miles
Birmingham city centre 12.5 miles • M42 (J3) 2 miles
M40 (J16) 5 miles • Birmingham International Airport and railway station 15 miles (InterCity trains to London Euston from 70 minutes) • Stratford upon Avon 19 miles
Warwick 12 miles • Warwick Parkway Station (Intercity trains to London Marylebone from 69 minutes) 12 miles (distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

- Tanworth in Arden is a charming village situated in Warwickshire's attractive rolling countryside
- The village has an active community, 13th century parish church, village green, post office, Bell Inn and restaurant. There is a highly regarded junior school with nursery which is rated Outstanding by Ofsted, village hall with Garden Club, WI and regular events. Tennis club with three all-weather tennis courts. The Birches Medical Centre is also nearby
- There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools in Stratford upon Avon and Alcester, Warwick prep and public schools and King's School for Girls in Warwick. Solihull Public School and Bromsgrove School are also easily accessible

- Close to Tanworth in Arden is the attractive market town of Henley in Arden offering a range of shops and recreational facilities, doctors' and veterinary surgeries, restaurants and public houses
- Solihull with the Touchwood Shopping Centre, Stratford upon Avon with its Shakespearian heritage and theatres, Redditch and Leamington Spa are also readily accessible
- In Birmingham there is the Symphony Hall, National Indoor Arena and Hippodrome. Birmingham International Airport and International railway station and National Exhibition Centre are also close by. There is a local train station in Danzey with regular services to Birmingham and Stratford upon Avon
- There is excellent access to the M42, M6, M40 and M5
- Ladbrook Park Golf Club is close by and there is racing at Warwick and Stratford upon Avon

Description of property

- Pendeek is an individually designed house by Robert Harvey who was a devotee of Frank Lloyd Wright. The house is built in the style of some of the homes created by Lloyd Wright
- This superb property in true nature and its design allows for plenty of light and spacious accommodation throughout
- One enters the property via the large dual aspect entrance hall, benefitting from under floor heating complete with feature fireplace. A door leads through to a recently refitted kitchen/ diner with a great range of wall and base units and there is a walk in pantry
- Sizeable dual aspect dining room with vaulted ceiling having two sets of double doors opening out on to the rear courtyard. This room has stunning views to both the front and rear garden



- The dining room leads to the triple aspect drawing room with vaulted ceiling. There is a beautiful open fireplace and stunning views rivalling the dining room to both the front and the rear
- Through the drawing room is the orangery having individual underfloor heating. This beautiful space is nothing short of stunning and allows one a beautiful position to sit and enjoy the outstanding views that Pendeeck has to offer
- There is also a sitting room to the ground floor which can also be used as an occasional fifth bedroom having an en suite wet room. This flexible room has double doors to the courtyard
- The first floor benefits from a panelled master bedroom with vaulted ceiling and en suite bathroom. The dual aspect room has a door leading out onto the rear terrace and includes many features showing the true architectural design of this house
- To the first floor there are two further double bedrooms; one having a private balcony which can be accessed via double doors. The second bedroom has double doors to the rear terrace
- The family bathroom has recently been refitted and there is a further single bedroom which is currently used as a study

- The rear terrace allows immediate access from two bedrooms to the garden

Gardens and grounds

- Pendeeck is approached via double electronic gates which were designed by a local blacksmith. There is a large sweeping tarmac driveway which gives access to the house and a second driveway to the double garage. There is ample parking for several cars
- The property has a stunning large frontage with a mainly laid to lawn garden, range of herbaceous borders, shrubbery and mature trees
- There is a privately walled kitchen garden benefitting from six raised beds, a soft fruit garden containing redcurrants, blackcurrants and raspberries, peach tree and two plum trees
- To the rear of the property there is a sizeable garden which is mainly laid to lawn. Summerhouse with electricity which is situated on a large terrace. Orchard at the rear having an array of apple, pear, plum and cherry trees

- The way in which the land wraps around Pendeeek enables one to follow the sun throughout the day
- To the side of the house is also a large studio/hobbies room with fitted units and benefitting from mains water, electricity and floor to ceiling windows allowing one to enjoy this enviable position
- Substantial workshop with 3 phase electricity, apple store and greenhouse

Services

Mains water and electricity are connected to the property. Oil fired central heating. Drainage is via a septic tank.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions (B94 5BG)

From Stratford upon Avon, take the A3400 towards Henley in Arden. After approximately 8 miles turn left onto Tanworth Lane and continue for a further 2 miles onto Danzey Green Lane. Pendeeek will be found on the left hand side, a short distance after Danzey Green train station, and can be identified by the house name on the gate pillar and the Knight Frank For Sale board.

Terms

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: G

Viewing

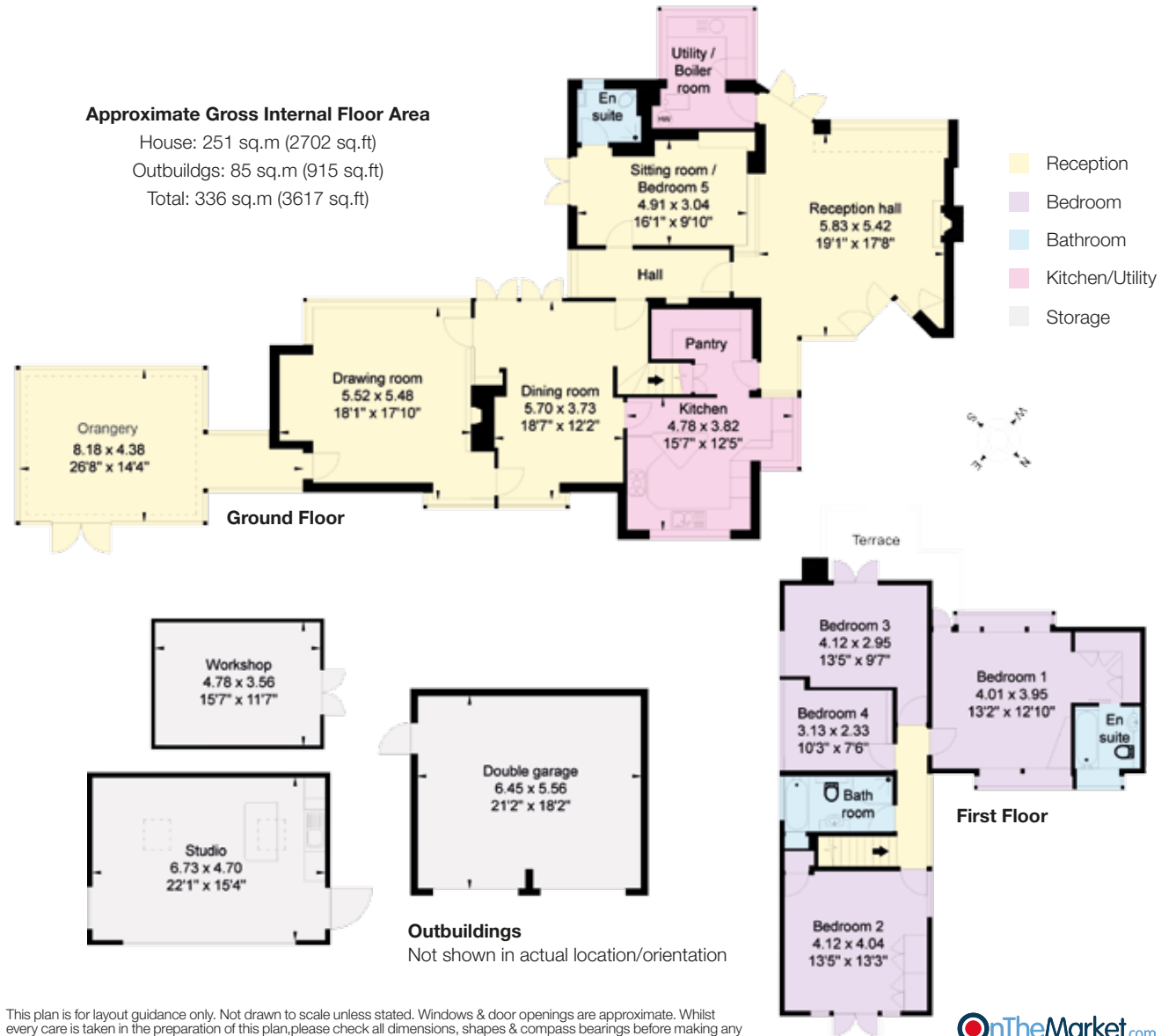
By prior appointment only with the agents

Approximate Gross Internal Floor Area

House: 251 sq.m (2702 sq.ft)

Outbuildgs: 85 sq.m (915 sq.ft)

Total: 336 sq.m (3617 sq.ft)



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