



Oakley House

Tanworth in Arden

theAgents
property consultants

Oakley House is a rare fusion of modern craftsmanship, intelligent design and idyllic countryside living, where every element has been carefully considered to deliver an exceptional standard of living.

**OAKLEY HOUSE
TANWORTH IN ARDEN**

Summary

Welcome to Oakley House, an exceptionally rare opportunity to acquire a beautifully crafted new-build home, discreetly positioned along one of Tanworth-in-Arden's most coveted private lanes. Extending to just under 3,500 sq. ft each, this outstanding residence has been thoughtfully designed to combine timeless architectural elegance with sophisticated modern living. Set behind a private gated entrance and surrounded by generous landscaped gardens, Oakley House delivers an unrivalled lifestyle defined by privacy, refinement and contemporary comfort. Inside, every detail has been meticulously curated to create a home of enduring quality and understated luxury. Bespoke Mood kitchens form the heart of each home, complete with premium Neff appliances, elegant quartz worktops, an integrated pantry and dedicated coffee station, perfectly balancing practicality with exceptional design. Beautiful Amtico herringbone flooring flows throughout the ground floor, complemented by striking solid oak staircases and expansive aluminium bifold doors that effortlessly connect interior living with the surrounding gardens. Designed for modern lifestyles, Oakley House seamlessly integrates advanced technology and sustainable energy solutions. Air source heat pumps, solar panels and underfloor heating provide exceptional efficiency and year-round comfort, while integrated smart home features include zoned heating controls, CAT 6 cabling, multi-room speaker systems, CCTV and smart alarm systems. Luxurious bathrooms and en-suites are exquisitely finished with a combination of Porcelanosa and Mandarin Stone tiling, paired with premium RAK Ceramics sanitaryware and refined contemporary fittings. Handcrafted Bath stone fireplaces and twin log-burning stoves add warmth, character and timeless charm, creating homes that feel both elegant and inviting.

Location

Set within the rolling landscapes of the Warwickshire countryside, Tanworth-in-Arden offers an enviable blend of rural tranquillity and refined village living. Rich in heritage and charm, this picturesque village is centred around a traditional village green and the magnificent Grade I listed Church of St Mary Magdalene, dating back to the 14th century. With its welcoming atmosphere and strong sense of community, Tanworth-in-Arden remains

one of Warwickshire's most desirable village settings. Despite its peaceful surroundings, connectivity is effortless. Wood End railway station is within easy reach, providing direct links to Birmingham and Stratford-upon-Avon, while nearby stations including Dorridge and Warwick Parkway offer convenient services to London Marylebone and beyond. For those travelling further afield, the property is exceptionally well positioned for access to the Midlands motorway network, with the M40, M42 and M5 all within comfortable reach, providing excellent connections to Birmingham, London, the Cotswolds and the wider Midlands region. Birmingham Airport and the NEC are also easily accessible, offering both domestic and international travel alongside world-class business and leisure facilities. Residents can also enjoy exceptional local dining at The Warwickshire Lad, a renowned country pub celebrated for its outstanding home-cooked cuisine, real ales and inviting ambience. Whether enjoying scenic countryside walks, village life or seamless access to nearby towns, cities and transport links, Tanworth-in-Arden offers the perfect balance of elegance, convenience and rural serenity.

Services to the Property

Mains Water, Mains Sewerage, Heat Air Pump

Local Authority – Stratford upon Avon

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

EPC Rating B -91

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Where Luxury Meets Detail.

OAKLEY HOUSE
TANWORTH IN ARDEN

Specification

- Bespoke Mood kitchen with integrated pantry and dedicated coffee station
- Premium integrated Neff appliances, including wine fridge
- Elegant quartz worktops combining beauty with durability
- Two aluminium bifold doors opening onto landscaped gardens

Bathrooms & En-Suites

- Fully tiled bathrooms featuring Porcelanosa and Mandarin Stone finishes
- Premium RAK Ceramics sanitaryware throughout
- Contemporary designer brassware and fittings

Technology & Energy Efficiency

- Air Source Heat Pump with 7-year warranty
- Solar panels supporting household energy use and EV charging
- Electric vehicle charging point
- Smart alarm system with integrated CCTV
- Multi-room integrated speaker system

- CAT 6 cabling throughout for ultra-fast connectivity
- Electric sectional garage doors
- Private gated entrance with video intercom system

Interior Finishes

- Underfloor heating throughout the entire ground floor and all bathrooms
- Smartphone-controlled smart zoned heating system
- Amtico herringbone flooring throughout the ground floor
- Elegant solid oak staircase
- Two handcrafted Bath stone fire surrounds
- Two log-burning stoves creating warm and characterful living spaces
- Contemporary aluminium bifold doors connecting indoor and outdoor living

Peace of Mind

- 10-year structural warranty for complete reassurance





Illustrated with computer graphics





Illustrated with computer graphics

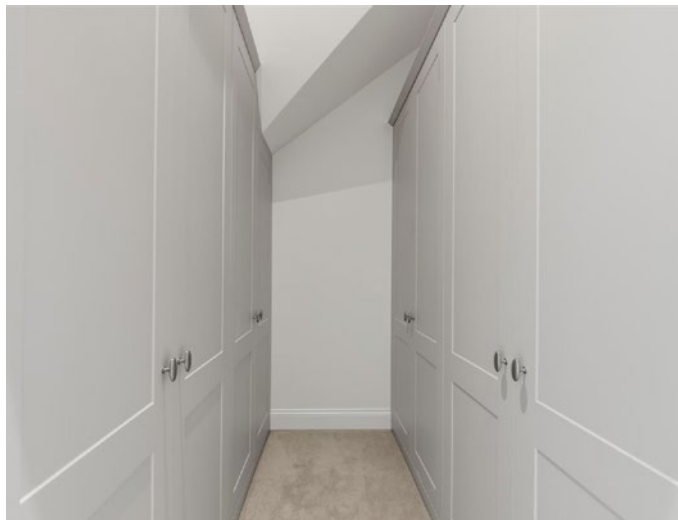




Illustrated with Computer Graphics



Illustration created with computer graphics







Oakley House, Broad Lane, Tanworth-In-Arden

Approximate Gross Internal Area

324.38 sq.m. (3,491 sq.ft.)

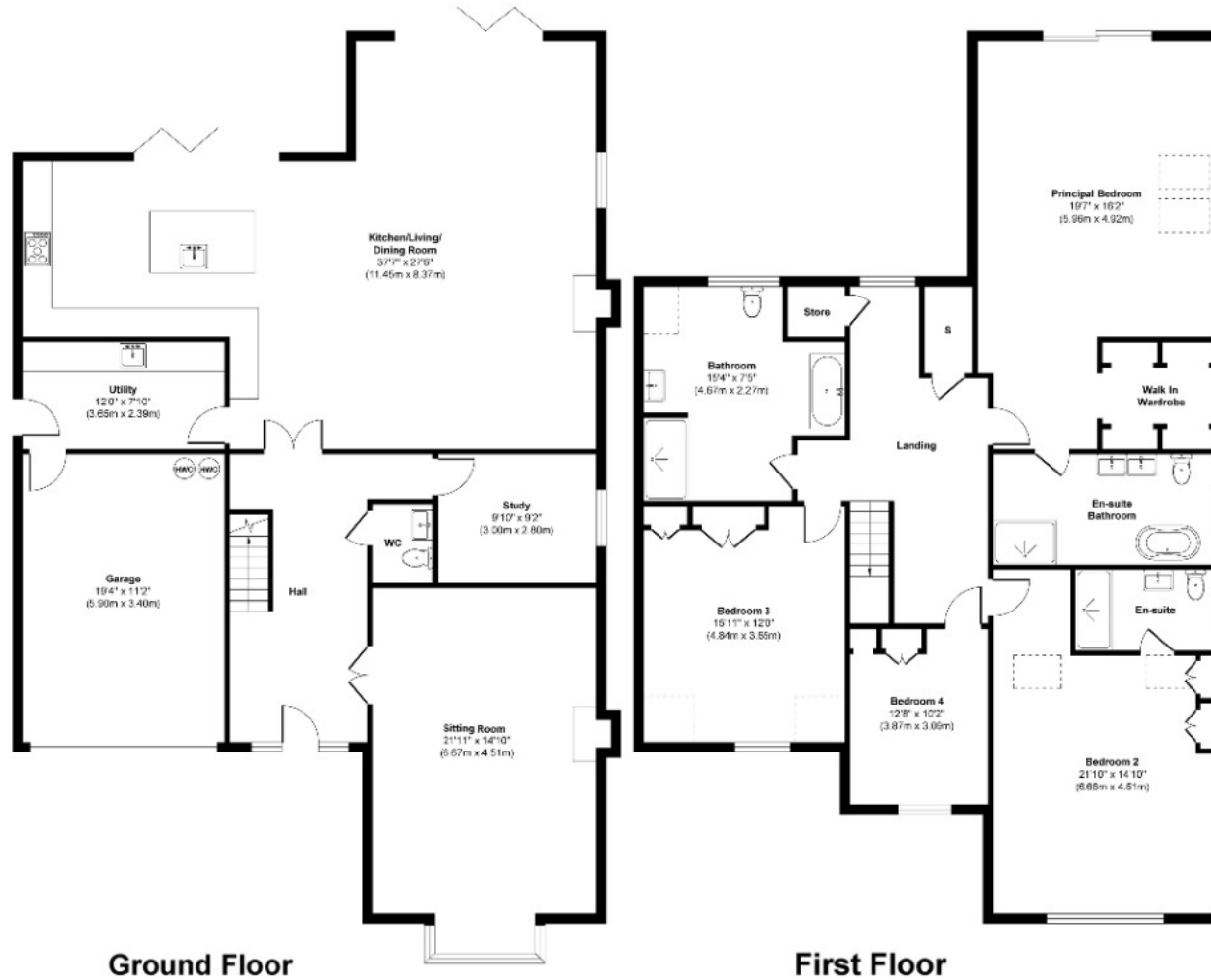
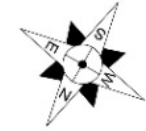


Illustration for identification purposes only, measurements are approximate, not to scale.



theAgents
property consultants

116A High Street,
Henley-in-Arden, Warwickshire
B95 5BS
Henley in Arden Office: 01564 332 550
sales@theagents.properties
www.theagents.properties

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.