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YOUR PREMIUM AGENT

**MARVERN, BROAD LANE
TANWORTH IN ARDEN
B94 5DP**

A beautifully reimagined original residence, nestled within a gated setting on the highly regarded Broad Lane. Offering over 2,800 of elegantly refurbished living space, Marvern is a rare opportunity to acquire a one-of-a-kind home that perfectly blends character, modernity and countryside calm.

Why You'll Love It!

Marvern is a triumph in sensitive restoration. While neighbouring two newly built luxury homes, it retains the soul of the original house — yet now reconfigured for the expectations of modern family life. The finish is superb throughout, with the developers using the same premium palette and detail seen in the new builds: think quartz worktops, Mandarin tiles, Amtico floors, Neff Appliances, all set against the traditional nature of the property.

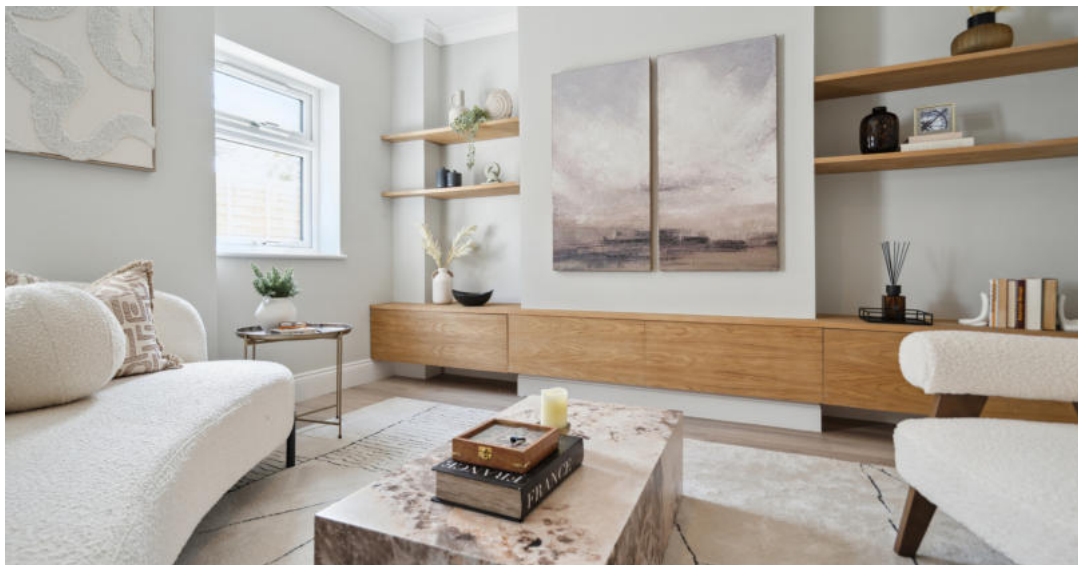




The dual-aspect lounge is a showstopper — generous, inviting, with bi-fold doors opening onto a freshly laid lawn. The secondary reception room, currently a snug, holds a surprise: a reinforced glass trap door that leads to a potential wine cellar — a brilliant touch that elevates the space with both flair and function.

The kitchen is an entertainer's dream: stylish yet practical, with shaker-style cabinetry, quartz surfaces and high-end Neff appliances. The large utility/boot room to the rear offers dual access — ideal for families, muddy dogs and seamless day-to-day living.





Upstairs, four proper double bedrooms await. The principal suite is vast and bright, with a walk-in wardrobe and a beautifully appointed en-suite. Two further bedrooms enjoy built-in wardrobes, while the fourth is currently styled as a home office. The family bathroom is equally well-finished, featuring a freestanding bath and large walk-in shower.

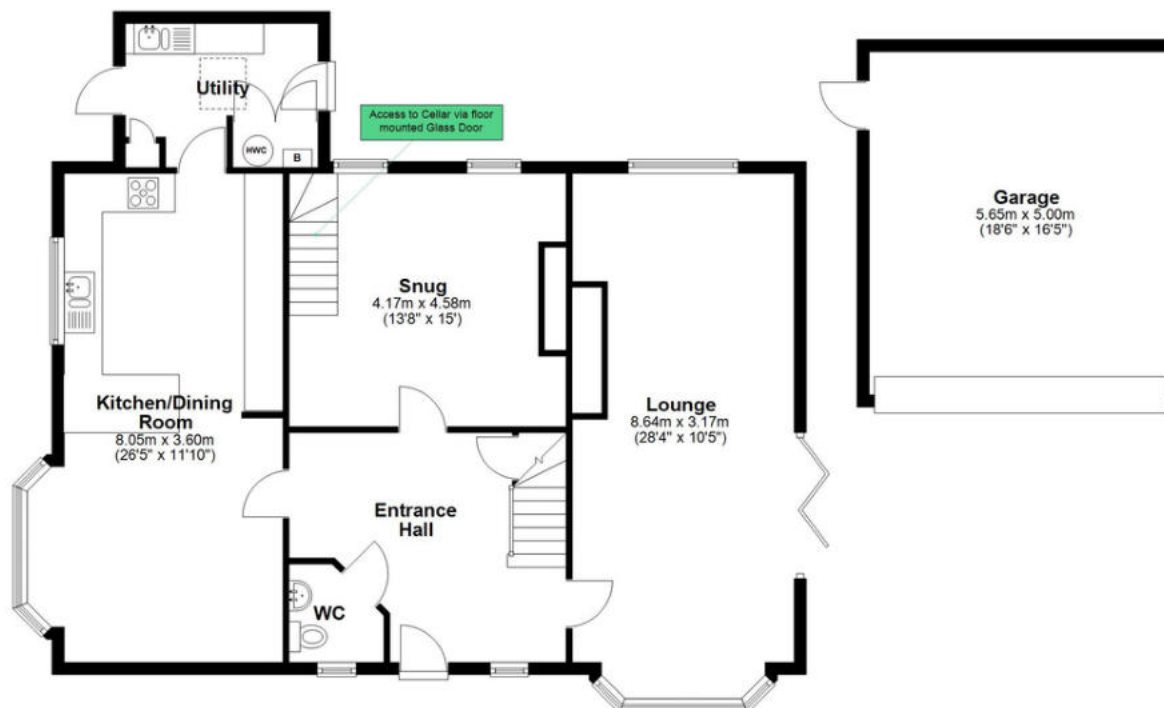






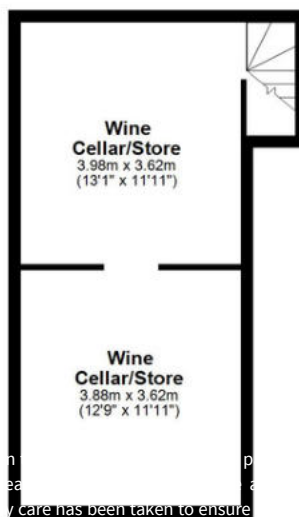


Ground Floor Approx. 135.1 sq. metres (1454.5 sq. feet)

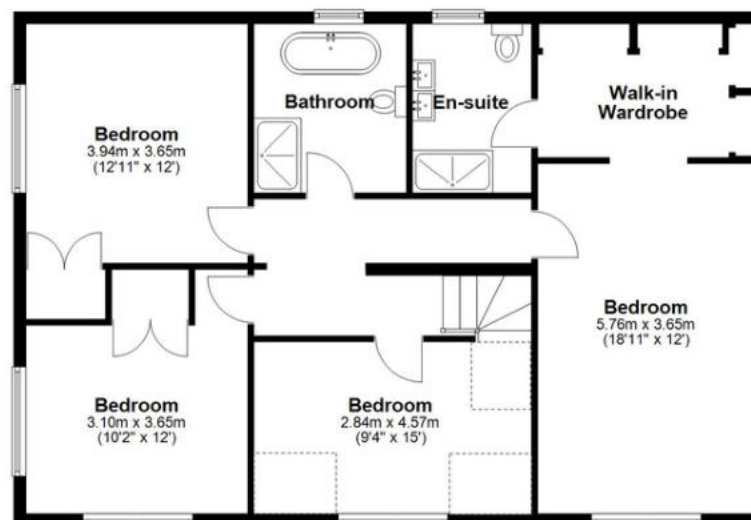


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Cellar Approx. 30.5 sq. metres (328.2 sq. feet)



First Floor Approx. 97.3 sq. metres (1047.5 sq. feet)



Total area: approx. 262.9 sq. metres (2830.2 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Comprehensively refurbished throughout
- Secure gated setting alongside two luxury new builds
- Beautiful dual aspect lounge with log burner & bi-folds
- Striking reception/snug with feature glass trap door to cellar
- Shaker-style kitchen with quartz worktops & Neff appliances
- Principal bedroom suite with walk-in wardrobe & luxury en-suite
- Detached double garage with scope for conversion
- Close to Solihull, Henley-in-Arden & excellent travel links

SIZE 2,830 sq ft

TENURE Freehold

WARWICK DISTRICT COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	14 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

Network in the area: OpenReach

MOBILE

Network in the area: EE, 02

PARKING

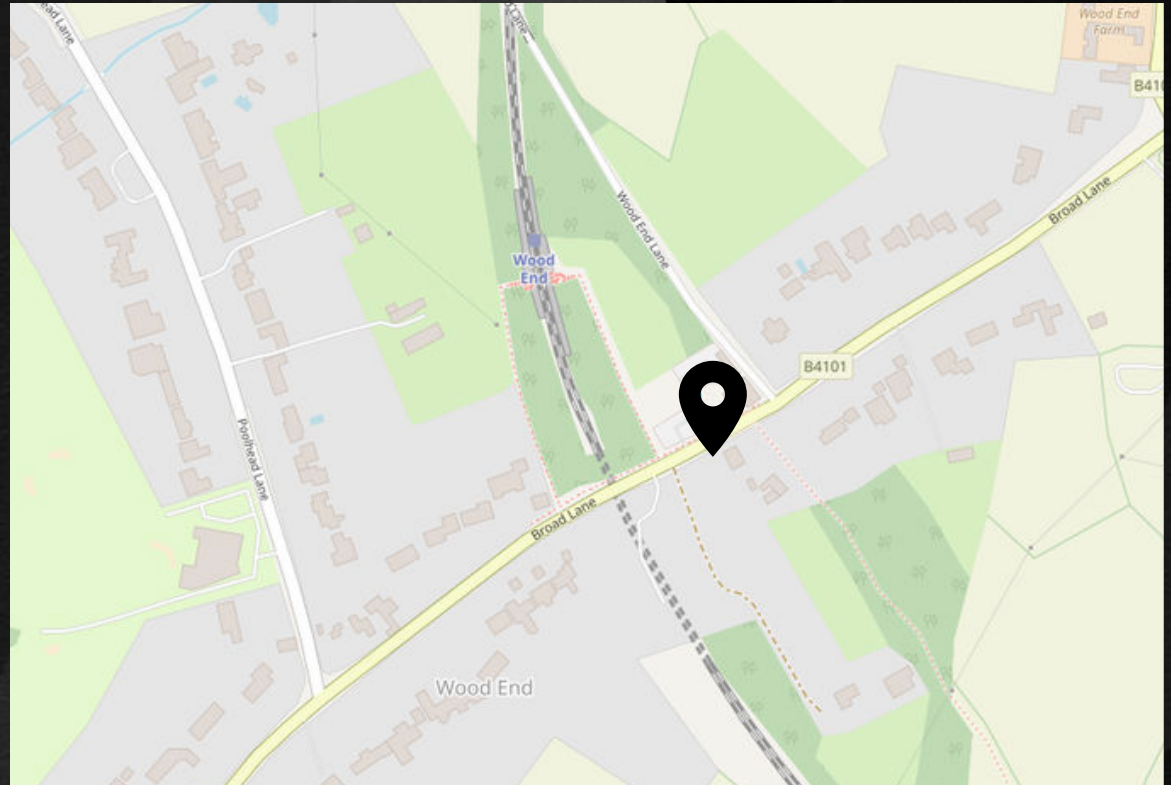
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Broad Lane is one of the most desirable addresses in Tanworth-in-Arden, a picturesque Warwickshire village surrounded by open countryside yet well connected, with Henley-in-Arden, Solihull and Stratford-upon-Avon just a short drive away and Birmingham easily reached by train from nearby Wood End or Danzey stations. The village is known for its community spirit, the popular Warwickshire Lad pub, and the prestigious Ladbroke Park Golf Club. Excellent road links include the M42, M40, M6 and M5, while Birmingham Airport and the NEC are close by, and the surrounding landscape provides walkers and cyclists with endless green space and scenic rural trails, making it a truly idyllic place to call home.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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