



Oaks Lodge, Bates Lane

Oaks Lodge

A completely bespoke hand crafted home with large gated driveway and double garage.

Oaks Lodge has been designed and constructed by Lockley Homes with ease of everyday life in mind. The property is a true one of a kind with no comparison locally to design, build, layout and superiority of location.





To a single storey, accommodation offers a large entertaining kitchen with dining area, overlooking the gardens and views beyond. The cosy separate living room is light and bright with a feature fireplace and can be accessed through double doors from the main large hallway, giving instant garden views, and from the kitchen. The kitchen enjoys Porcelanosa floor tiling, an inset range cooker, high end appliances and instant hot tap. There is substantial countertop space, including island and array of fitted units complementing those of the pantry / utility area.

The main hallway enjoys hearty wooden flooring which meanders through to the bedroom accommodation. There are two bedroom suites, of which the main bedroom enjoys separate walk in dressing area, fully fitted with bespoke cabinetry and substantial ensuite with separate shower and bath, all sanitary ware and fixtures by Villeroy and Boch. The separate study is open to an array of uses, perhaps second living area or third bedroom.





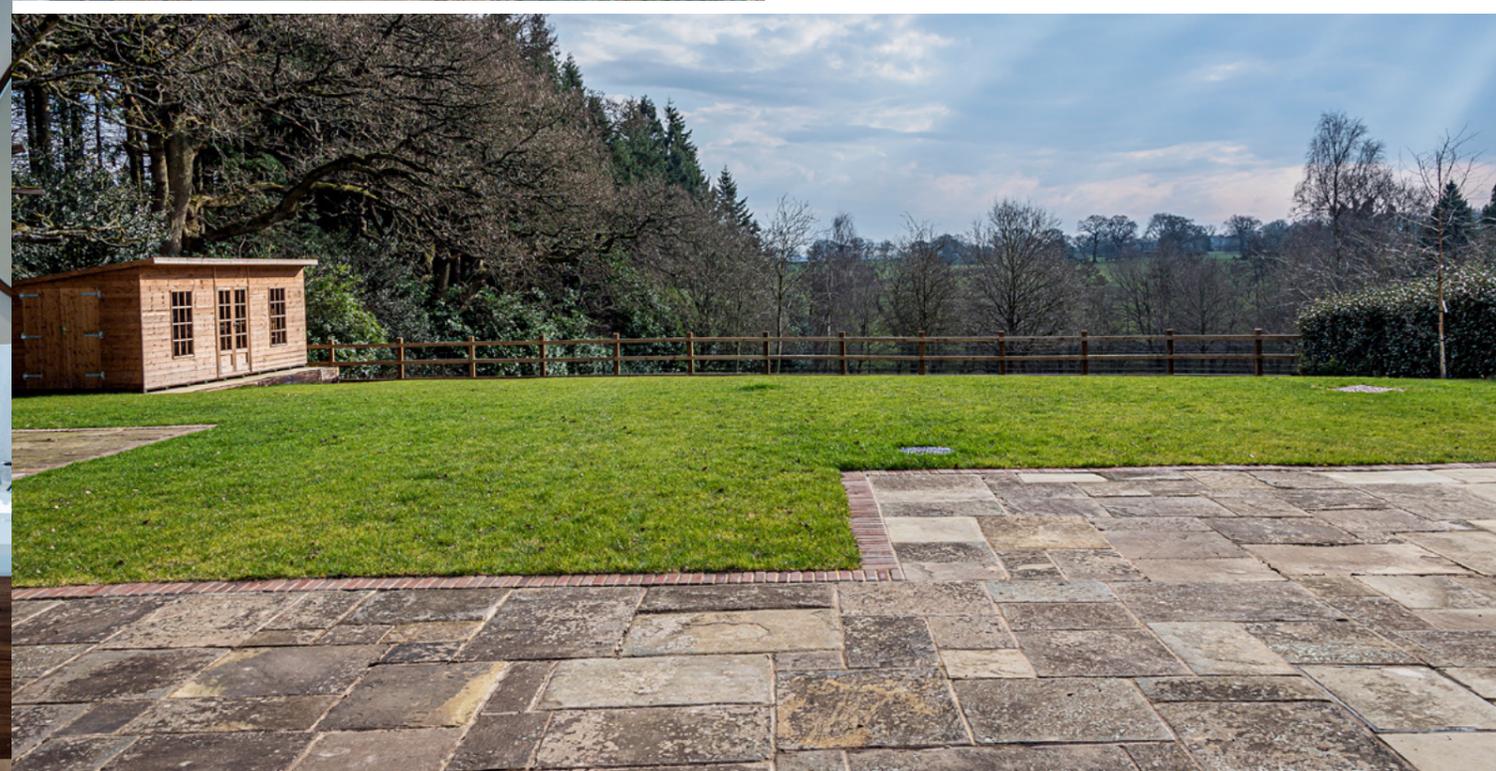
There is a further separate storage cupboard to the hallway, guest cloakroom, and outside purpose built store with power and lighting, ideal for golf clubs and hobby equipment.

The gardens enjoy a large stunning terrace adjacent to the property, the southerly aspect creating the ideal spot for entertaining and enjoying the magnificent green leafy views beyond. For the security minded, there are extensive CCTV cameras to the external perimeter and gates to the front driveway which with ease can be operated from a mobile phone device.



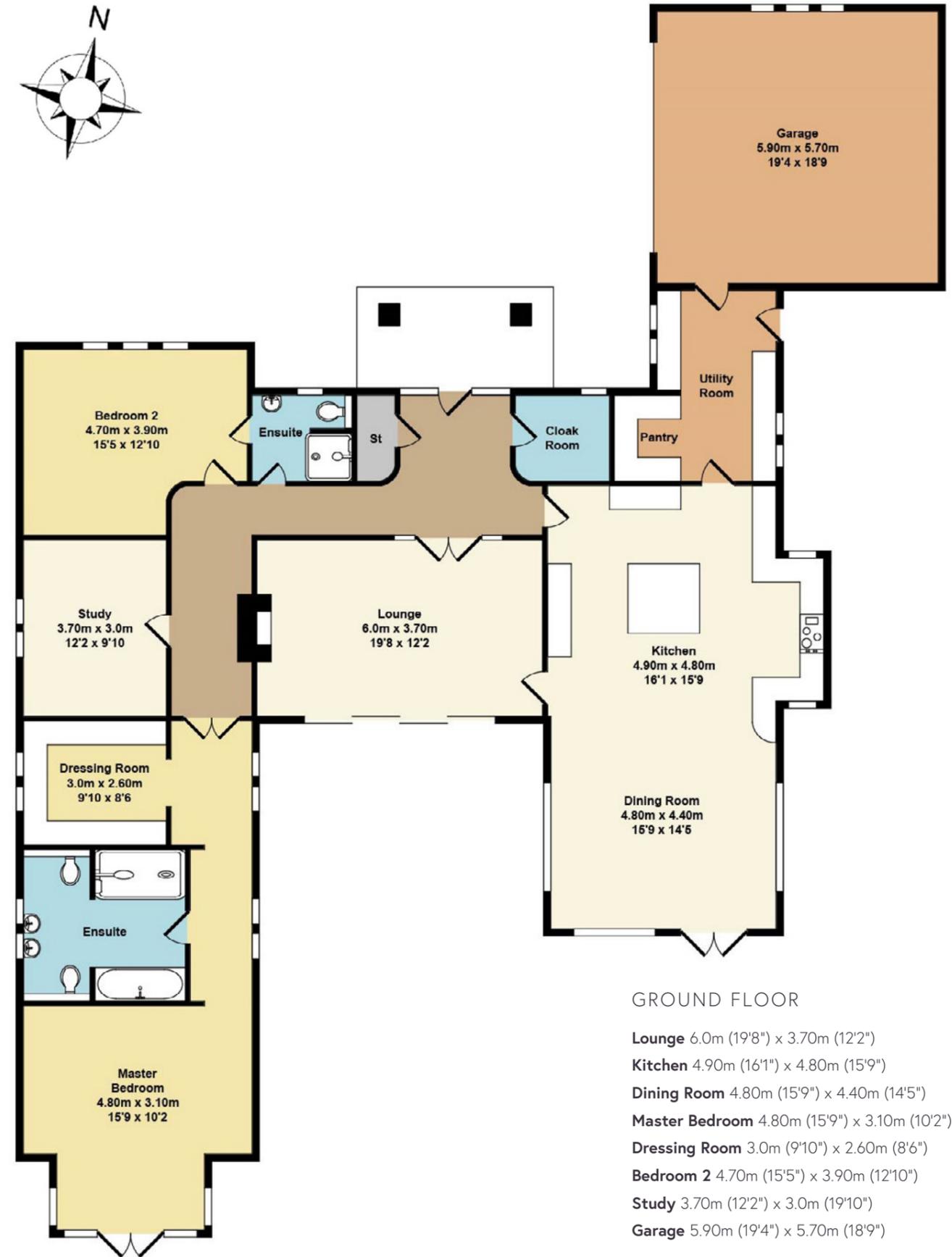
Location

Tanworth in Arden to this day offers appealing village life. Administered by Stratford upon Avon district council, the heart of Tanworth in Arden is traditionally centred around the most beautiful church green, with a most picturesque street scene of homes.





Within walking distance to Oaks Lodge is The Bell, well renowned for its delicious food and cosy bar, ideal for a stop after a country walk or cycling adventure. The village train station operates local services to Birmingham and its shopping facilities at The Bullring centre and to Shakespeare's Stratford upon Avon. The NEC and Birmingham International Airport are just some 20 minutes away on the M42 yet this location is plentiful in country walks and community spirit.



TOTAL AREA

Approx 223.9 sq metres (2410 sq feet)

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)



GENERAL INFORMATION

Double glazed windows throughout.

The property lies within a conservation area and has been designed meticulously with this in mind to the highest specification.

Tenure: Freehold
 Services: Mains services connected

EPC: Rating B
 Local Authority: Stratford Upon Avon District Council

DIRECTIONS
 POSTCODE B94 5AP

AGENTS NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. 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 EB&P and under no circumstances are to be reproduced by a third party without prior permission.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



EB&P

01564 791010
www.ebandp.com
1 Lodge Croft,
Knowle, Solihull
B93 0HF



HARTS

AGENTS FOR FINE HOMES

01564 791111
www.harts-homes.co.uk
86A High Street,
Henley-in-Arden, Warwickshire
B95 5BY

