





'Lockerbie' is a beautifully presented detached country residence nestled in the idyllic countryside of Tanworth-in-Arden, offering over 4,000 sq ft of elegant living space. This stunning home boasts four spacious bedrooms and three luxurious bathrooms, all finished to an exceptionally high standard. Set behind an in-and-out driveway and surrounded by immaculately landscaped gardens, the property enjoys superb views over the rolling countryside, creating a tranquil and picturesque setting. With high specification fixtures, including a contemporary kitchen featuring granite work surfaces and a central island, as well as a thoughtfully designed lift providing easy access to the first floor, this residence perfectly combines charm, comfort, and practicality for modern family living.

Tanworth-in-Arden is a highly sought-after village known for its picturesque scenery and welcoming community spirit. The surrounding countryside provides wonderful opportunities for walking, cycling, and enjoying the peace of rural life while still benefiting from excellent transport links nearby.

Upon entering 'Lockerbie', you are greeted by a grand hallway that sets the tone for the quality and attention to detail found throughout the home. The elegant sitting room features a striking fireplace, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. Adjacent to this is a separate dining room that offers a wonderful space for family gatherings or formal meals, while the conservatory extends the living space and provides a light-filled environment to enjoy the beautiful garden views year-round.

The heart of the home is undoubtedly the high specification contemporary kitchen, equipped with granite work surfaces, a large central island, and ample storage and workspace. Designed with both style and functionality in mind, it seamlessly connects to the dining area, making it ideal for casual family meals or entertaining. From the kitchen, doors open into the landscaped gardens, where a covered entertaining area awaits – perfect for alfresco dining or outdoor gatherings amid the stunning surroundings.

Upstairs, the four beautifully appointed bedrooms provide restful retreats for every member of the family. The principal bedroom is particularly impressive, featuring its own private balcony with countryside views, a spacious dressing area, and a luxurious en-suite bathroom, creating a serene haven to unwind. The additional bedrooms are generously sized and served by two further modern bathrooms, ensuring comfort and convenience for all residents and guests. Accessibility is enhanced by a







thoughtfully installed lift, providing easy access to the first floor for less mobile family members or visitors.

Completing this exceptional property is a detached annex, offering an ideal space for visiting guests or multi-generational living, providing privacy and independence while remaining close to the main house. Extensive parking and a double garage provide ample space for vehicles and storage needs, adding to the practicality of the home. The beautifully landscaped gardens are a true highlight, featuring mature planting, lawned areas, and the covered entertaining space, all designed to be enjoyed throughout the seasons.

'Lockerbie' represents an extraordinary opportunity to own a spacious, elegantly finished family home in one of Warwickshire's most desirable rural locations. Combining quality, style, and a superb setting with versatile accommodation and outstanding amenities, this property must be viewed to fully appreciate all it has to offer.

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, UNDERGROUND LPG, AND PRIVATE DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: E We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







**Lockerbie, Pig Trot Lane, Tanworth in Arden**  
**Main House Area 3361 square feet**  
**Annex / Garage Area 875 square feet**  
**Total Area 4236 square feet**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	54
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**First Floor**



(Not Shown In Actual Location / Orientation)

**Ground Floor**



**Annex**



(Not Shown In Actual Location / Orientation)

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