



**4 Station Cottages, Danzey Green
Tanworth in Arden B95 5BE**

**Guide Price
£625,000**



Station Masters House

Harts are delighted to offer for sale this well-proportioned, Edwardian, detached family home in the beautiful hamlet of Danzey Green near Tanworth in Arden. This lovely spacious home offers flexible and well-presented accommodation throughout with a traditional layout, but with the benefit of later more modern additions, so ideal for family life. Originally built to accommodate the Station Master alongside the railway line, the property is ideally placed for those families who need to commute to nearby towns and cities, but still being able to enjoy rural life with beautiful countryside and pretty local villages close by.

Danzey Green in Tanworth in Arden

Danzey Green, sometimes known locally as simply Danzey, is a small rural hamlet in Warwickshire, England. It is within the civil parish of Tanworth-in-Arden, the village of which is around one mile to the north-west. Danzey has a great railway link running from Birmingham to Stratford. Nearby Tanworth in Arden is a quintessential English village offering lovely countryside walks right on the doorstep. A walk away is 'The Bell' offering delicious food and a popular bar ideal for popping in after a walk or cycle ride.

APPROACH A paved front terrace is surrounded by a pretty picket fence which gives access to the front door with storm porch, side boiler store and access through large side gates to the rear garden and secure parking area.

ENTRANCE HALL With doors radiating off to the ground floor accommodation and a central staircase leading to the first floor landing.

LIVING ROOM Situated to the front of the property with window overlooking the front garden, this well-proportioned living room has traditional parquet flooring, feature fireplace with tiled hearth and wooden mantle over housing the wood burner. Having a useful understairs storage cupboard and doors through to the dining kitchen.

SNUG/STUDY With window to front elevation, again with parquet flooring, feature fireplace with tiled hearth and wooden mantle over.

FITTED DINING KITCHEN Benefitting from underfloor heating and slate flooring, this spacious kitchen has a range of base and eye level units and drawers with contrasting granite work surfaces over, one and a half bowl sink and drainer, an integrated Bosch oven and grill, Bosch ceramic hob with extractor over, integrated dishwasher, and integrated fridge. The kitchen is situated at the rear of the property with lots of windows allowing plenty of natural light to run through. French doors lead to the rear garden and door to:-

CONSERVATORY With underfloor heating, slate flooring and doors to the rear garden and utility room.





UTILITY ROOM A very useful addition to the kitchen with matching units, slate flooring, space and plumbing for washing machine and door giving access to :-

SHOWER ROOM Again with slate flooring, low flush WC, corner shower cubicle with mains fed shower, vanity wash basin with storage and mirror with lighting.

FIRST FLOOR LANDING With stairs rising from the hallway, doors radiating off to all bedrooms and bathroom. Built in book shelving and access to the boarded loft space (with drop down ladder)

BEDROOM (REAR) A bright airy Easterly facing bedroom with windows to side and rear elevation, having built-in storage wardrobes, further sliding mirrored fitted wardrobe, obscure glazed door through to the en suite.

EN SUITE Being fully tiled and comprising, shower cubicle, low flush WC, hand basin with storage below, vanity mirror with lighting.

BEDROOM (FRONT) With lovely countryside views to the front and benefitting from mirrored fitted wardrobes.

BEDROOM (FRONT) A good sized double bedroom with built in cupboard, two windows to the front elevation giving lovely rural views.



FAMILY BATHROOM Being fully tiled and fitted with a traditional style suite comprising panelled bath with central taps, pedestal hand basin, low flush WC, windows to rear elevation.

DOUBLE GARAGE, WOOD STORE AND WORKSHOP The double garage is situated at the rear of the garden with electric up and over doors and with power and lighting. Running down the side of the garage, hidden from view is a useful wood store and to rear is a workshop/store.

GARDEN SUMMER ROOM / STUDIO A superb additional to this family home is this very flexible space, again to the rear of the garden. This large space could be used in many different way depending on the season. For those who work from home, this is a perfect area for peace and quiet yet still close enough to the house and garden. Alternatively the room offers enough space for an active gym room or playroom for both children and adults alike or a summer house as it has its own little patio right outside.

PRIVATE REAR AND SIDE GARDEN The side area of garden behind locked gates offers safe and secure parking and has access to the garage, whilst the remaining garden is split over various levels with paved seating areas, artificial lawned area, water feature, all of which are surrounded by mature trees and hedging and in places walled boundaries. The garden has an Easterly aspect so benefits from lovely morning sunshine.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there are mains LPG GAS, WATER, ELECTRICITY, AND SEPTIC TANK connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is NO MAINS GAS to the property.

Note: The LPG heats the underfloor heating and radiators through the property and the Solar panels heat the water only.

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 C

ENERGY PERFORMANCE CERTIFICATE RATING: F 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. We have a Company complaints procedure in place, please ask for more details.

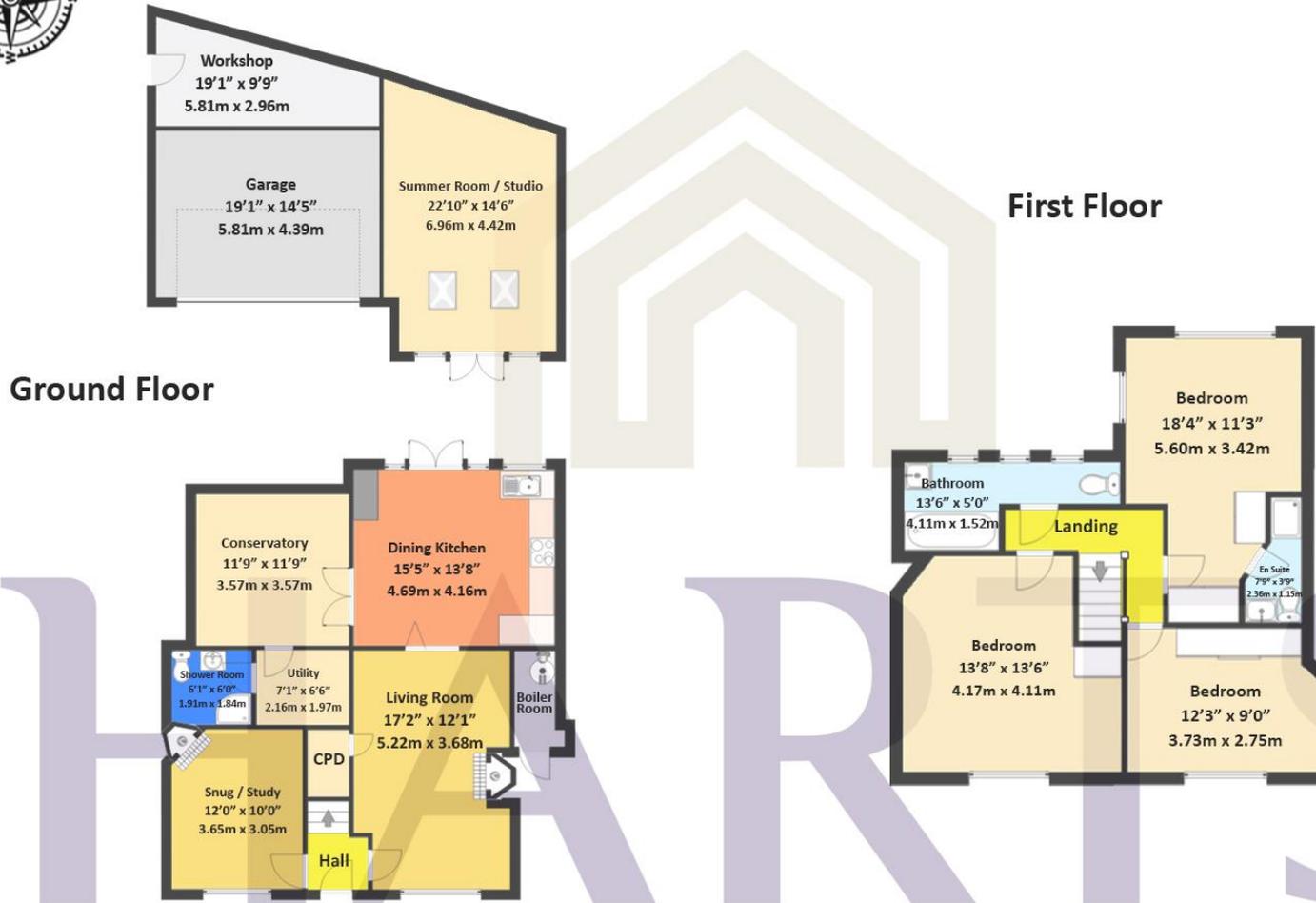
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Total Accommodation 179.63 square metres / 1,934 square feet (excluding workshop and boiler room)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		53
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	1/28

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