

Atkinson Stilgoe

# The Grange Tanners Lane
# Berkswell

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# Berkswell CV7 7DD

for sale offers in the region of
**£2,900,000**







## Property Description

We are delighted to introduce this stunning residence, perfectly suited to discerning buyers seeking a truly distinctive home that rarely comes to market.

Situated within a highly sought-after location, this elegant property combines charm, sophistication, and exclusivity in equal measure. Offering a discreet and private purchasing opportunity, this remarkable home presents the chance to enjoy an enviable lifestyle in one of the area's most desirable settings.

Properties of this calibre are seldom available, making this a rare opportunity for those looking for something genuinely special.

## Approach

Large oak front door; exterior coach lighting leading through to:

## Vestibule Hall

8' 11" x 6' 1" ( 2.72m x 1.85m )

Stained glass window to the side; limestone tiled floor; further wood and stained glass door leading through to:

## Impressive Reception Hall

33' 2" x 15' 3" ( 10.11m x 4.65m )

Spacious impressive reception hallway having limestone tiled flooring; inglenook feature fireplace with log burning stove and slate hearth; oak panelling; exposed ceiling beams; light point; feature archway leading to stairs rising to the first floor landing.

## Study

18' 4" x 13' 5" ( 5.59m x 4.09m )

Inglenook fireplace with oak mantle; slate hearth; double glazed windows to the front and side; exposed ceiling beams; wall mounted TV aerial point.

## Drawing Room

23' x 16' 5" ( 7.01m x 5.00m )

Oak panelling to half wall height; feature fireplace having log burning stove and oak mantle; exposed ceiling beams with oak panelling; three radiators; three windows; wall mounted TV aerial point; wall light point.

## Cloakroom

Trap door leading to cellar single chamber; limestone tiled floor; large understairs storage cupboard; cloaks hooks; shoe racks; radiator; door through to:

## Guest Cloakroom

Fitted with a Ripples white wall hung low level WC; wash hand basin with mixer tap fitted into wall hung vanity unit; feature contemporary circular heated towel rail; window to the rear.

## Cellar

Single chamber cellar suitable for storage.

## Dining Room

17' 3" x 13' 7" ( 5.26m x 4.14m )

Polished oak floor; window to the side; radiator; wall light points; feature fireplace with log burning fire; exposed ceiling beams; ceiling downlighters.

## Open Plan Kitchen

24' 10" x 19' 1" ( 7.57m x 5.82m )

KITCHEN AREA Fitted with an extensive range of bespoke cream fronted Shaker style base and wall mounted units, with granite work surfaces; glass display cabinets; spice rack and drawers; larder units; large central island unit with oak top and breakfast bar housing the dishwasher, and having double sink with mixer tap and waste disposal unit; Rangemaster cooker with double oven and grill having illuminated cooker hood and downlighters above; space for American style fridge freezer; limestone tiled floor and underfloor heating; air conditioning unit; wall mounted TV aerial point; ceiling downlighters; built-in Neff microwave; desk unit matching kitchen; French doors leading to courtyard and garden; archway leading through to snug/morning room; archway leading to inner hallway, laundry room and garden; door through to annexe.

## Snug / Morning Room

12' 2" x 11' 2" ( 3.71m x 3.40m )

Bay window to the side overlooking garden; continuation of limestone flooring; ceiling downlighters; storage cupboards.

## Laundry Room

7' 4" x 3' 8" ( 2.24m x 1.12m )

## Rear Hall

13' 4" x 8' 1" ( 4.06m x 2.46m )

With door to the side currently used as access for the annexe and further door through to the main kitchen.

## Impressive First Floor Landing

Exposed ceiling beams; radiator; archway leading through to cast iron and wooden staircase rising to second floor, large walk-in linen cupboard.

## Walk In Linen Cupboard

Having light and shelving.

## Cinema Room

29' 6" x 16' 5" ( 8.99m x 5.00m )

Ceiling hung projector shelf; ceiling downlighters; four windows and four radiators; two display recess areas with lighting.

## Master Bedroom

23' 5" x 14' 2" ( 7.14m x 4.32m )

Cornice to ceiling; dual aspect windows to the front and side; wall light points; two radiators; wall mounted TV aerial point; ceiling light points; built in wardrobes providing hanging and shelving space; door through to:

## En Suite

10' 9" x 5' 11" ( 3.28m x 1.80m )

Fitted with a white four piece suite comprising Jacuzzi bath with mixer tap; fully tiled shower cubicle with dual head mains shower fitted; low level WC; wash hand basin with mixer tap; wall mounted mirror fronted cosmetics cabinet; heated towel rail; velux window to the side.

## Bedroom Two

18' 3" x 14' 3" ( 5.56m x 4.34m )

Window to the rear with fabulous views over garden; exposed ceiling beam; wall light points; radiator; door through to:

## Dressing Room

11' 2" x 6' 8" ( 3.40m x 2.03m )

Window to the rear overlooking garden; range of full length built-in wardrobes providing hanging and shelving space; dressing table and drawer unit; ceiling downlighters.

## En Suite

7' 6" x 6' 1" ( 2.29m x 1.85m )

Fitted with a white modern suite comprising low level WC; wash hand basin with mixer tap; corner shower enclosure with mains shower fitted; ceramic tiled floor; heated towel rail; underfloor heating; window to the rear; ceiling downlighters.

## Bedroom Three

16' 11" x 10' 9" ( 5.16m x 3.28m )

Window overlooking garden; ceiling down lighters; radiator; TV aerial point; door through to

## En Suite

12' 4" x 8' 10" ( 3.76m x 2.69m )

Fitted with a white suite comprising bath with hand held shower attachment; glass shower screen; low level WC; wash hand basin; ceramic tiling to splashback areas and tiled floor; window; heated towel rail; wall mounted cosmetics cabinet.

## Bedroom Four

18' 3" x 14'  ( 5.56m x 4.27m )

Window to the front; radiator; exposed wall beams; ceiling downlighters; wall light point.

## Family Bathroom

13' 10" x 8' 2" ( 4.22m x 2.49m )

Fitted with a fabulous luxury suite comprising free standing roll top bath with ball and claw feet; free standing mixer tap; corner fully tiled shower cubicle with twin head shower; wash hand basin; low level WC; ceramic tiling to floor; three arched feature recesses with spot lighting and granite cosmetic shelves; radiator; wall mounted cosmetic cabinet with mirror; window overlooking courtyard.

## Second Floor

Open turning staircase rising from the first floor mezzanine landing to playroom/study area (restricted head height to this room) with window to wrought iron Juliet balcony; storage recess; two velux windows to the side; radiator; further window overlooking garden; built-in book shelves; door to

## Play Room

27' 10" x 10' 1" ( 8.48m x 3.07m )

Dual aspect with vaulted ceilings. Overlooking first floor landing.

## Bedroom Five

13' 1" x 12' 10" ( 3.99m x 3.91m )

Exposed wall beams; window and radiator.

## Annexe

## Annexe Kitchen

Fitted with a range of base and wall mounted units with complementary granite work surfaces, double Belfast sink with mixer tap, appliances to include, integral dishwasher, oven with built in microwave with induction hob and cooker hood above, space for American style fridge freezer, window and French door to the side and stairs rising to first floor.

## Office

13' 1" x 8' 9" ( 3.99m x 2.67m )

Wood effect flooring; window to the side overlooking garden; radiator; TV aerial point; ceiling downlighters.

## Lounge / Dining Room

19' 9" x 16' 9" ( 6.02m x 5.11m )

French doors to the rear and bi-folds to the side leading to garden.

## First Floor Landing

Staircase from the office/lounge rising to landing; feature stair spot lighting; window to the side; door through to

## Bedroom Six

14' 1" x 10' 2" ( 4.29m x 3.10m )

Window to the side overlooking garden; radiator; ceiling downlighters; wall mounted TV aerial point; door through to

## En Suite

10' 3" x 10' ( 3.12m x 3.05m )

Ripples designer bathroom fitted with low level WC; wash hand basin with mixer tap; walk-in shower cubicle with twin head shower; heated towel rail; marble floor tiles; underfloor heating; mosaic style tiling to splashback; window to the front; ceiling downlighters; loft hatch giving access to roof space; electric shaver point; wall mounted mirror with cosmetic shelf and lighting; door into storage cupboard.

## Bedroom Seven

13' 5" x 9' 2" ( 4.09m x 2.79m )

Window overlooking garden; radiator; two velux windows; door through to:

## Loft Room

Window to the side.

## Family Bathroom

9' 10" x 8' 9" ( 3.00m x 2.67m )

Fitted with a white modern suite comprising corner shower cubicle with mains shower fitted; low level WC; wash hand basin with mixer tap inset into vanity unit; ceramic tiled floor; heated towel rail; wall mounted cosmetics cabinet with light; velux window to the rear; ceiling downlighters; shelving for linen.

## Outside

## Front Of The Property

Approached by double electric gates giving access to long driveway; exterior lighting; fabulous natural pond and lawn.

## Carport

With further driveway leading to the garage.

## Boiler Room

## Four Car Garage

27' 3" x 19' 8" ( 8.31m x 5.99m )

Electric up-and-over door; loft hatch giving access by retractable ladder to large storage area; window to the side; double door to the side; feature circular window to the front, fixed ladder leading to:

## Loft Room

14' 5" x 10' 10" ( 4.39m x 3.30m )

Window to front with ladder access.

## Gym / Studio

16' 1" x 10' 10" ( 4.90m x 3.30m )

UPVC double glazed bi-fold doors to the front overlooking garden; wood effect flooring; ceiling downlighters; wall mounted electric heater; walk-in storage cupboard housing the hot water tank; door through to

## Shower Room

6' 11" x 5' 1" ( 2.11m x 1.55m )

Fully tiled having corner shower enclosure; low level WC; wash hand basin with mixer tap inset into wall hung vanity unit; heated towel rail; ceiling downlighters.

## Rear Garden

The property is set in approximately 3.75 acres; gravel driveway to adjacent property and leading to The Grange, with turning circle and central water feature; gated access to formal gardens laid mainly to extensive lawn; large block paved courtyard and terrace; further raised patio area; evergreens and fruit trees; lily pond; large tree house with electric supply; flanked by mature shrubs and borders.

## Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







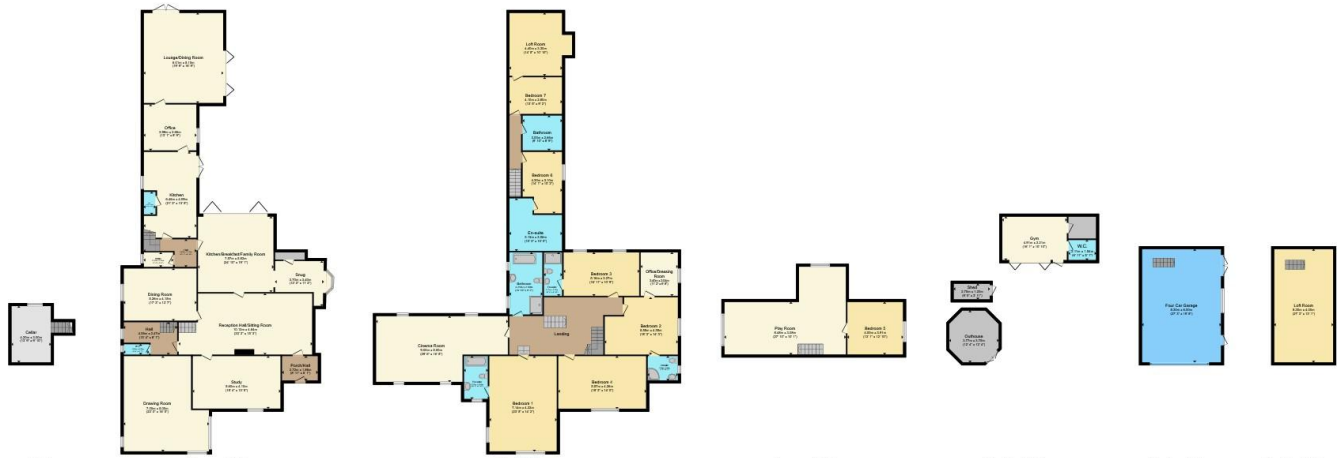













Total floor area 789.8 m² (8,501 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C

Council Tax Band: H

Tenure: Freehold

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