



FALLON COURT

TANWORTH-IN-ARDEN

EXCLUSIVE GATED DEVELOPMENT OF
FOUR LUXURY BARN CONVERSIONS

BARN 2 & 4 COMING SOON

FALLON COURT DEVELOPMENT





PICTURESQUE RURAL LIVING WITH COUNTRYSIDE VIEWS

MODERN CONVERSIONS RETAINING RUSTIC CHARM

Situated on the edge of the tranquil and captivating village of Tanworth-In-Arden, Fallon Court presents a unique opportunity to experience the allure of country living, but still being close enough to the convenience of nearby towns of Solihull, Stratford-Upon-Avon and Redditch. The picturesque village is renowned for its historic charm. Featuring a traditional green, the Grade I Listed 14th Century

Church of St Mary Magdalene, village pubs, primary school and a strong sense of community. For commuters, Wood End railway station is just a few minutes away, providing direct links to Birmingham and Stratford-Upon-Avon. For those who enjoy a stroll to a local country pub, The Warwickshire Lad, known for its exceptional home-cooked cuisine and real ales is on the door step.

These four exceptional barn conversions seamlessly harmonise with the surrounding landscape, offering the perfect respite from the hustle and bustle of urban living.



BEAUTIFULLY CONVERTED BARN CONVERSIONS RETAINING RUSTIC CHARM AND CHARACTER

AN EXCLUSIVE ADDITION TO TANWORTH-IN-ARDEN

Introducing Fallon Court, a distinguished collection of luxury homes nestled on the outskirts of the highly sought after Warwickshire village of Tanworth-In-Arden. Each property offers luxurious modern living, whilst maintaining rustic charm incorporating original features.

This exclusive gated development offers stunning countryside views, with the barns offering well-proportioned living spaces finished to a high specification. Inside, the living/kitchen/dining spaces blend seamlessly, with solid wood flooring throughout, and underfloor heating to the ground floors. The stylish kitchens providing a focal point for each barn, are complemented with quality appliances, Quartz worktops and Porcelanosa tiling. The spacious bedrooms are flooded with natural light, with the luxurious contemporary bathrooms and en-suites, also finished with Porcelanosa tiling.

Outside, each barn offers individual gardens, garages with electric doors, facility for EV charging point and parking.

Fallon Court presents the ultimate fusion of idyllic location and premium homes, providing residents the ultimate in rural living in the heart of the countryside.





SITE LAYOUT

Barn 1	2 Bedrooms	989 sq ft
Barn 2	2 Bedrooms	1150 sq ft
Barn 3	3 Bedrooms	1466 sq ft
Barn 4	3 Bedrooms	1630 sq ft

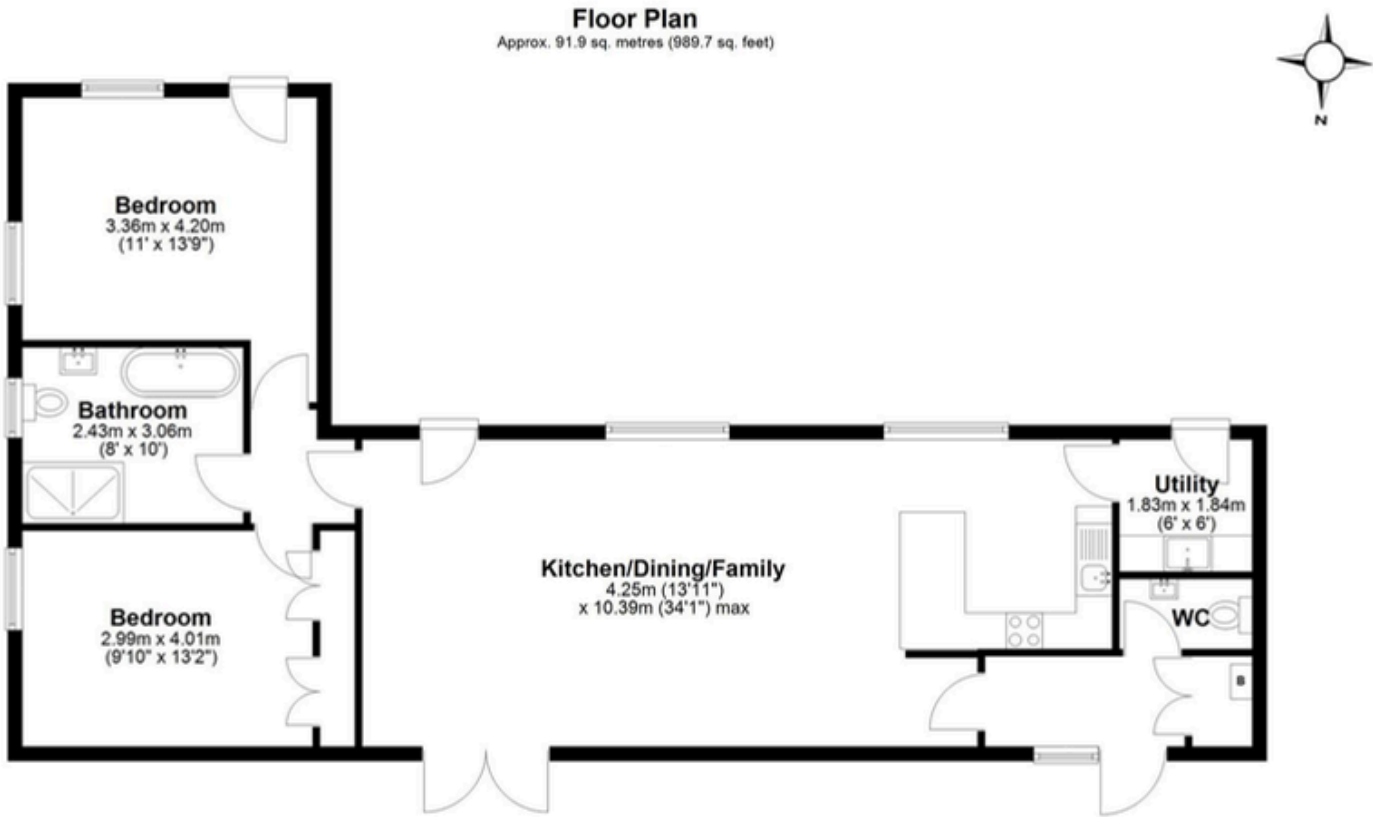


FALLON COURT DEVELOPMENT

BARN 1

A SINGLE LEVEL BARN WITH OPEN PLAN LIVING SPACE, TWO BEDROOMS AND A LARGE WRAP-AROUND GARDEN



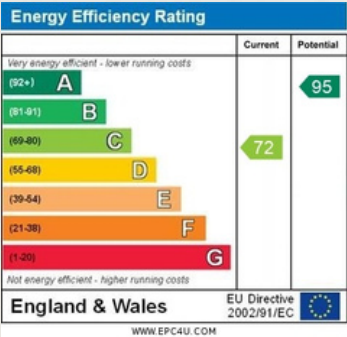


Total area: approx. 91.9 sq. metres (989.7 sq. feet)

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.

1 BARN 1

- Single Level Barn
- Open Plan Kitchen/Family/Dining Room
- Utility & Guest WC
- Two Double Bedrooms
- Luxury Bathroom
- Large Wrap-Around Garden With Patio
- Single Garage & Carport
- Feature Beams
- Luxury Finish Throughout
- Countryside Views



FALLON COURT DEVELOPMENT

BARN 2

TWO BEDROOM, TWO BATHROOM, TWO STOREY BARN CONVERSION WITH OPEN PLAN KITCHEN/DINING/FAMILY ROOM

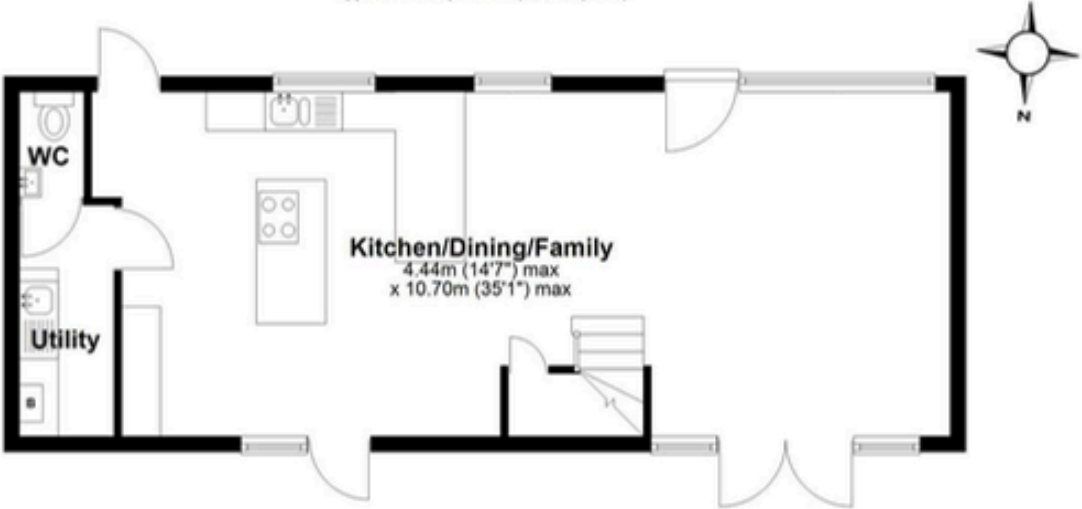


2 BARN 2

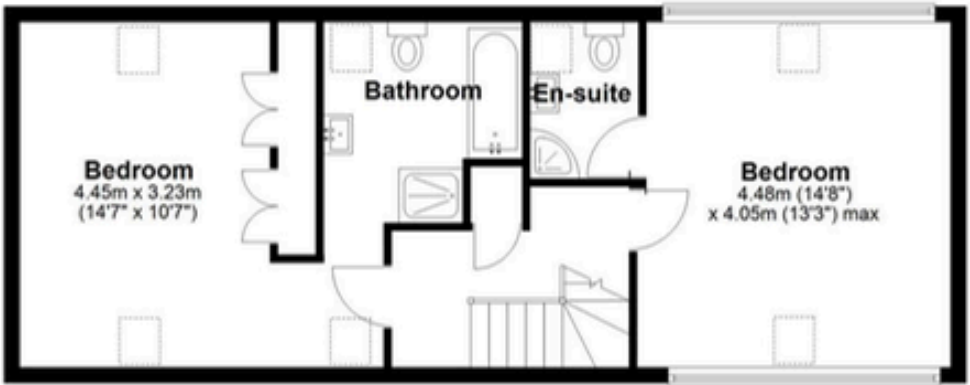
- Two Storey Barn
- Open Plan Kitchen/Dining/Family Room
- Utility & Guest WC
- Two Double Bedrooms
- Principal Bedroom With En-Suite
- Luxury Bathroom
- Low Maintenance Rear Garden With Patio
- Single Garage & Carport
- Luxury Finish Throughout
- Countryside Views

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B		
(69-80) C	79	
(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
www.epc4u.com		

Ground Floor
Approx. 53.3 sq. metres (573.7 sq. feet)



First Floor
Approx. 53.6 sq. metres (576.8 sq. feet)



Total area: approx. 106.9 sq. metres (1150.6 sq. feet)

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Plan produced using PlanUp.

FALLON COURT DEVELOPMENT

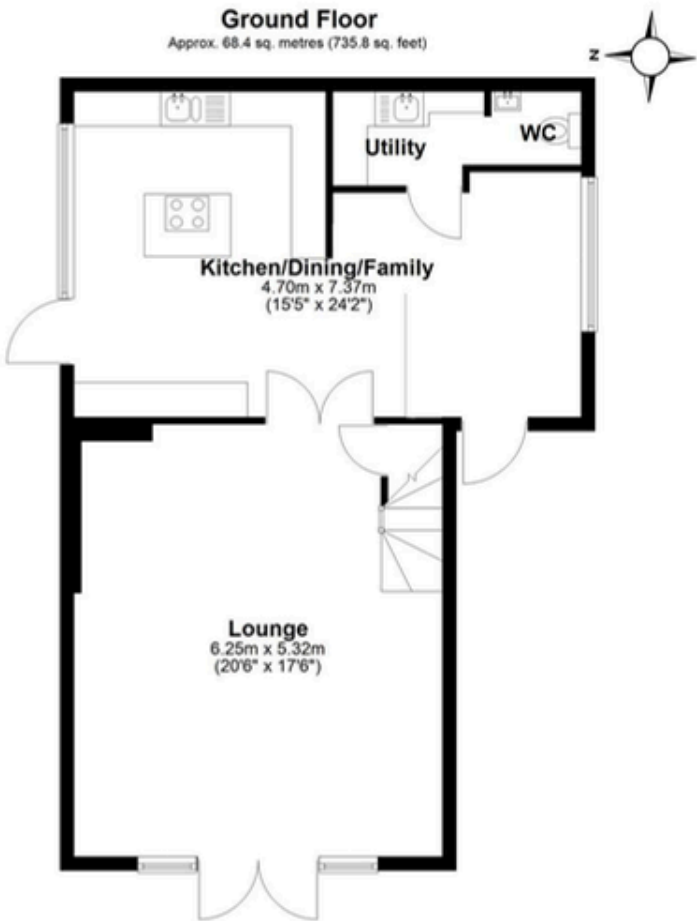
BARN 3

THREE BEDROOM, TWO STOREY BARN CONVERSION WITH FLEXIBLE LIVING ACCOMMODATION




3 BARN 3

- Two Storey Barn
- Open Plan Kitchen/Dining/Family Room
- Separate Lounge
- Utility & Guest WC
- Three Double Bedrooms
- Principal Bedroom With En-Suite
- Luxury Family Bathroom
- Low Maintenance Courtyard Garden
- Single Garage & Carport
- Luxury Finish Throughout



Total area: approx. 136.3 sq. metres (1466.8 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C	80	
(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
		
www.epc4u.com		

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BARN 4

TWO STOREY, THREE BEDROOM, TWO BATHROOM BARN OFFERING SPACIOUS ACCOMMODATION THROUGHOUT



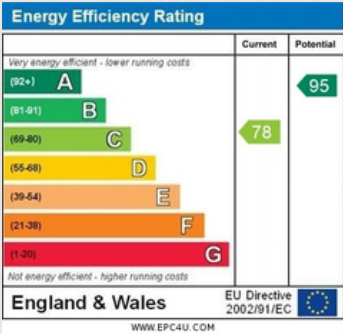
4 BARN 4



Total area: approx. 151.4 sq. metres (1630.1 sq. feet)

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Plan produced using PlanUp.

- Two Storey Barn
- Open Plan Kitchen/Dining/Family Room
- Separate Lounge
- Large Utility & Guest WC
- Principal Bedroom With En-Suite & Storage
- Two Double Bedroom With Jack & Jill Bathroom
- Low Maintenance Courtyard Garden
- Single Garage & Carport
- Luxury Finish Throughout



FALLON COURT DEVELOPMENT





SPECIFICATION

KITCHEN AND UTILITY ROOMS

- High Specification Kitchens
- Fitted Appliances Including: Integrated Oven, Dishwasher, Extractor, Induction Hob, Fridge/Freezer
- Solid Wood Flooring With Underfloor Heating
- Quartz Worktops
- Porcelanosa Tiling

BATHROOMS AND EN-SUITES

- Porcelanosa Tiling
- Luxury Sanitaryware

TECHNOLOGY & ENERGY EFFICIENCY

- Zoned Underfloor Heating
- Facility for EV Charging Point
- Electric Garage Doors
- Electric Gated Entrance

INTERIOR FINISHES

- Underfloor Heating To The Entire Ground Floor
- Solid Wood Flooring To Ground Floor



GENERAL INFORMATION

TENURE

Freehold

MANAGEMENT COMPANY

TBC

COUNCIL TAX

Stratford-on-Avon District Council - TBC

BROADBAND

BT Wiring To Property - Buyers To Arrange Final Connections.

MOBILE

TBC

EPC

C (See individual barns)

PARKING

Garage & Designated Parking For Each Barn

FLOOD RISK

Very Low

SERVICES

All Mains

COVENANTS

Yes - shared driveway access & speak to agent for further details on covenants.

TO ARRANGE A SITE VISIT OR
WITH GENERAL ENQUIRES
PLEASE CONTACT



0121 775 0101

sales@dmandcohomes.co.uk
www.dmandcohomes.co.uk



Please Note: These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective, and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. Computer generated images are indicative only and may not represent exactly the final appearance of the scheme. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not allow children to wander round the site unaccompanied.



LOCATION

Fallon Court
Tanworth-In-Arden
West Midlands
B94 5BX

What Three Words
///agenda.tend.soils

