



RIVERMEAD

## *Let's Set the Scene*

Rivermead is one of those rare properties that instantly captures your imagination. Set within approximately 6.5 acres of glorious

Warwickshire countryside, this beautifully positioned detached home enjoys sweeping views across paddocks, open fields and, on clear days, the gentle outline of the village church beyond. Peaceful and private, it offers an exceptional lifestyle, alongside extraordinary potential.

Built in the 1960s, the property sits comfortably within its landscape, surrounded by manicured gardens, grazing land and a collection of substantial outbuildings (5571sq/ft) that lend themselves perfectly to equestrian use, business use or future development. With prior approval planning already in place to transform this 3588 sq/ft bungalow into an impressive two-storey home of around 5,600 sq/ft, Rivermead presents a unique opportunity to create a striking one-of-a-kind home in one of the area's most desirable rural settings.

Whether you are seeking a refined country retreat, space for horses, or a project that will allow you to design a forever home to your exacting standards, Rivermead offers an exceptionally rare and exciting canvas.



*“We moved in just before the lockdown from the city;  
it felt like we were on holiday.”*



## *Come On in*

Behind electric gates, a sweeping driveway leads you gently towards the house, setting the tone for what lies ahead. The approach is calm and private, framed by open lawns and mature planting, before opening onto generous parking and the detached double garage with lighting, power and electric rolling door.









Step inside through a bright, spacious porch, and you are welcomed into a central reception hall that forms the heart of the home, with a natural flow through to the principal reception rooms and bedroom wing. A few steps lead you down towards the elegant glazed double doors, their sunburst fanlight drawing the eye forward. Stepping through, you're welcomed into the sitting room, where the sense of flow and natural light continues effortlessly, ideal for entertaining or a cosy night in around the gas fire.

The lounge is an impressive space, beautifully proportioned and filled with light, with large windows drawing your eye straight out to the gardens and paddock beyond. It is easy to imagine long evenings here, the landscape providing an ever-changing backdrop through the seasons and the ideal spot for spotting deer in the paddocks.











Towards the back of the home, the kitchen and breakfast room is a true highlight. Bespoke cabinetry is topped with marble work surfaces, lit by David Hunt lighting and complemented by a full suite of Miele appliances, including oven, steam oven, fridge, freezer, dishwasher and wine cooler. Finished in elegant, neutral tones with light oak detailing, it is both refined and practical, and the view from the sink across the garden and open countryside is quite simply superb.





From here, the accommodation continues into a spacious utility room and onwards to the orangerie, a wonderfully versatile space flooded with natural light via an atrium-style skylight and full-length windows with peaceful views over the rear garden. This room could just as easily become a games room, studio or living space, depending on lifestyle.







## *The Sleeping Quarters*

Set quietly apart from the main living spaces, the bedroom wing forms a calm and private retreat within the home. Arranged along a dedicated corridor, the four bedrooms are all generously proportioned and thoughtfully positioned, each enjoying its own outlook across either the surrounding gardens or the open countryside beyond.

Every bedroom benefits from its own en-suite, all finished to a high standard with Porcelanosa tiling, sanitaryware and fittings, and Villeroy & Bosch bath, creating a cohesive and luxurious feel throughout. Three of the bedrooms are further enhanced by fitted wardrobes, while the principal room offers excellent flexibility for family, guests or multigenerational living.

A guest WC and separate boiler room complete the ground-floor accommodation, reinforcing the practical yet well-considered layout. Throughout this wing, the emphasis is on space, tranquillity and a strong connection to the outdoors, with natural light and views carefully framed to make each bedroom feel both restful and refined.













Back by the front door, a staircase rises to a first-floor office and roof space, creating a peaceful and private work environment away from the main living areas. Whether used as a home office, creative studio or future bedroom, this level also offers excellent potential for extension or conversion, subject to permissions, forming part of the wider opportunity to significantly enhance and reimagine the property by an additional 2000 sq/ft.

With prior approval planning to create a substantial two-storey residence, River Mead is uniquely placed to evolve into a truly exceptional family home, blending contemporary design with its idyllic rural position.





## *Al Fresco*

The gardens at Rivermead are nothing short of magical. Thoughtfully landscaped and beautifully maintained, they wrap around the house and flow effortlessly into your very own paddocks beyond. A block-paved patio and gravelled areas provide perfect spaces for outdoor dining and entertaining, with the rear garden enjoying sunshine throughout the day.

Beyond the formal gardens lie three paddocks, one with its own separate road access and two running down towards the River Alne, offering an enchanting natural boundary and a haven for wildlife.

Tucked towards the rear of the plot, sits a 4096 sq/ft, substantial brick-built barn, providing office space, a kitchen, ladies' and gents' toilets and storage rooms, lending itself to business or agricultural use. Next to this, a stable block offers space for two horses, alongside a hay barn, tack room and WC, creating a ready-made equestrian set-up. Together, these spaces form a remarkably flexible and valuable asset to this home.

A public footpath follows the southern boundary, great for an early morning stroll or Sunday country walk.



*“Running along country lanes is a dream.”*



## *Location, Location, Location...*

Rivermead occupies an exclusive rural position near Tanworth-in-Arden (19min) and Henley-in-Arden (12min), two of Warwickshire's most charming villages. Alcester (12min) and Stratford-Upon-Avon (15min) are also close by, particularly celebrated for their historic High Streets, lined with independent shops, cafés, and restaurants, all adding to Rivermead's enduring appeal.

Locally, favourite spots include The Black Swan and The Mount in Henley, and The Bell at Tanworth, perfect for relaxed lunches and evenings out. Despite the tranquil setting, the property remains wonderfully connected to everyday amenities and community life, offering the perfect balance between seclusion and accessibility.



*“The adjoining fields often have cows and sheep...  
they are your neighbours!”*



## *The Finer Details:*

- Detached bungalow of over 3500 sq/ft, set within approximately 6.5 acres of gardens, paddocks and grounds.
- Substantial brick-built barn of over 4000sq/ft with office, kitchen, toilets and storage.
- Prior approval planning in place to create a striking two-storey home of around 5,600 sq/ft.
- Four generous bedrooms, all with large, stylish Porcelanosa or Villeroy & Bosch en-suites.
- Bespoke kitchen with fabulous views, marble worktops and full Miele appliance suite.
- Beautiful views from every angle throughout the home, across open countryside and towards the River Alne.
- Stable block with stables for two horses, hay barn and tack room.
- Three paddocks, one with separate road access.
- Double garage with electric roller door, power and lighting.
- Well connected to local historic towns such as Henley-in-Arden (12min) or Stratford-upon-Avon (15min).

## *Getting Around*

The property is ideally positioned for both local and national travel. The M40 is within easy reach, providing swift connections to Birmingham (44min), Oxford (1h 12min) and London (2h 14min). Birmingham Airport (28min) and the National Exhibition Centre (32min) are also readily accessible, making travel further afield remarkably convenient.

Rail services from Heley-in-Arden train station offer regular routes to Birmingham (40min) and London (1h 37min), while local roads connect you quickly to Solihull (30min) and the surrounding market towns like Warwick (23min), Leamington Spa (30min) and Kenilworth (27min).

## *Education*

The area is well served by an excellent selection of state and independent schools. Primary education is available locally, while secondary options include highly regarded schools in Henley-in-Arden, Stratford-upon-Avon, Warwick and Solihull. Independent schools such as Warwick School, King's High School and Stratford Preparatory are all within comfortable reach, making River Mead a superb choice for families seeking both space and strong educational provision.



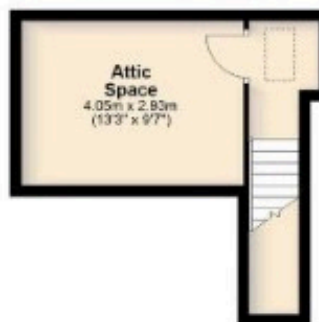
*Rivermead is not just a home;  
it is a lifestyle, an opportunity and a future  
vision waiting to be discovered.*





### First Floor

Approx. 17.2 sq. metres (185.3 sq. feet)



### Ground Floor

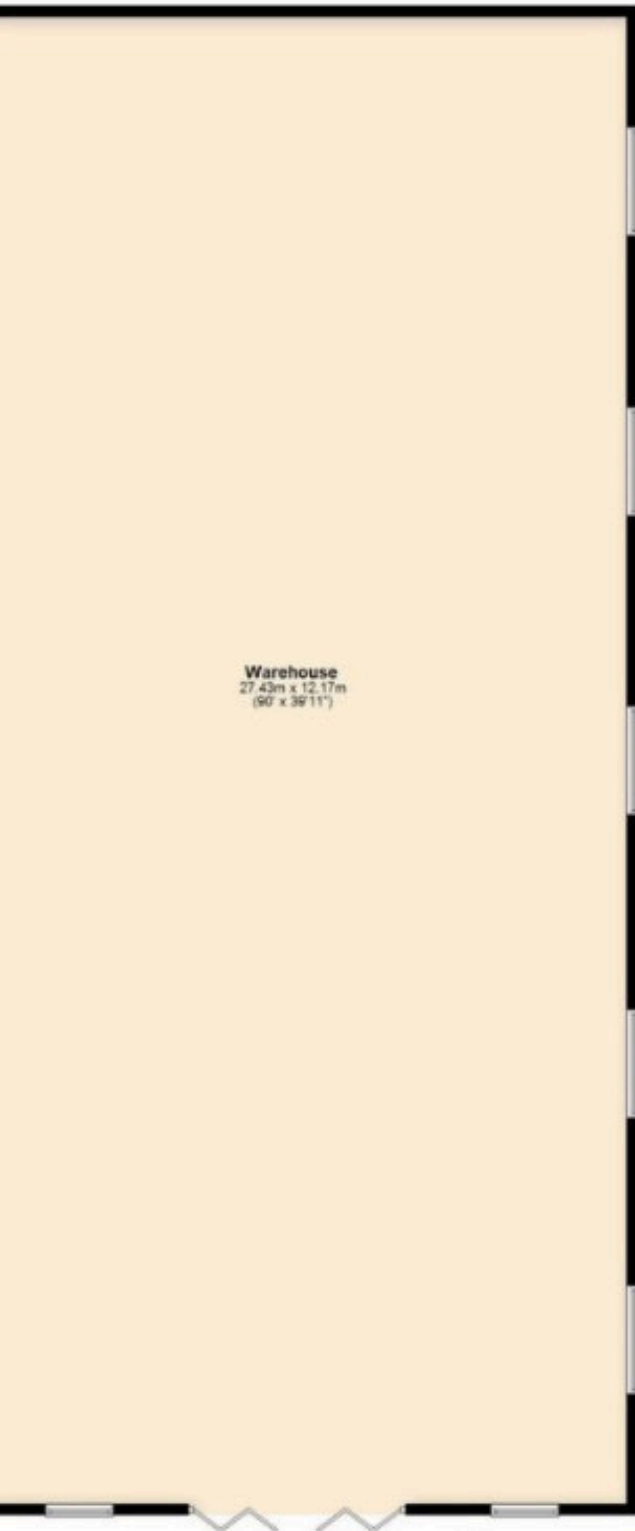
Approx. 310.2 sq. metres (3403.2 sq. feet)



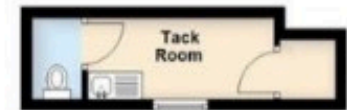
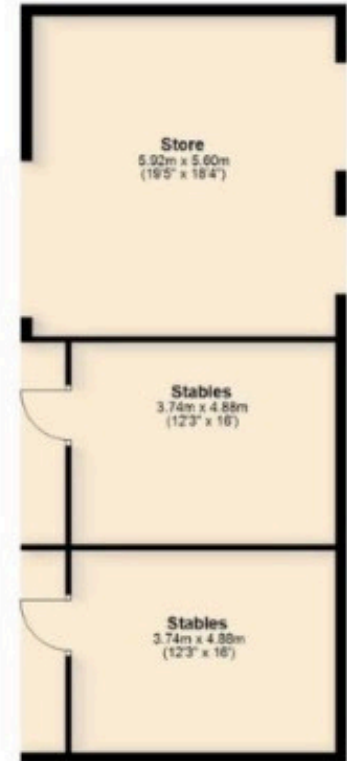
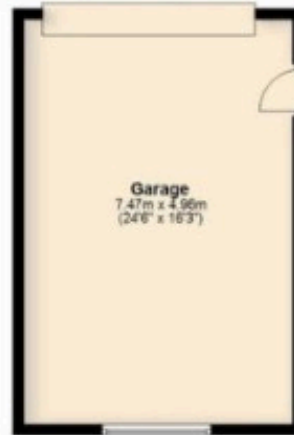
Total area: approx. 333.4 sq. metres (3588.4 sq. feet)

This floorplan is for illustration purposes only and should not be relied upon as a statement of fact





**Ground Floor**  
Approx. 517.6 sq. metres (5571.1 sq. feet)



Total area: approx. 517.6 sq. metres (5571.1 sq. feet)  
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### 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>		<b>65</b>
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## RIVERMEAD

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Thompson