



Bushwood Common Farm Lapworth Street, Lowsonford

Guide Price £1,750,000





PROPERTY OVERVIEW

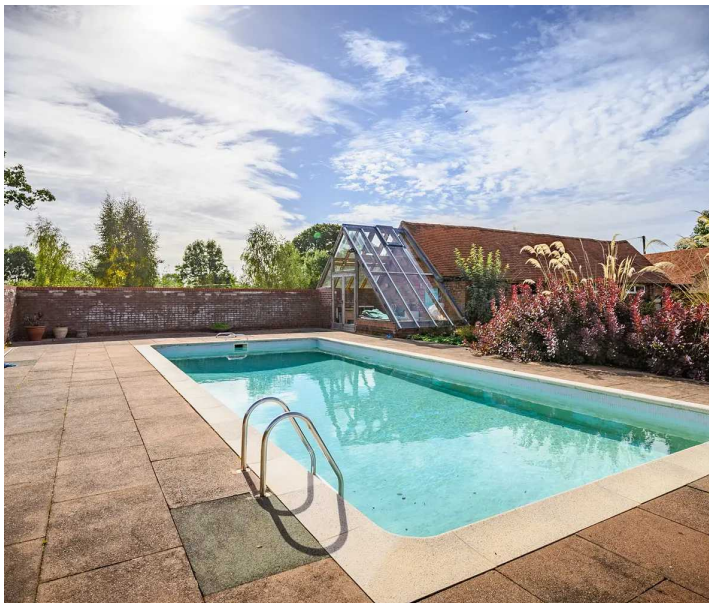
Set within private landscaped gardens and grounds extending to approximately 2.8 acres, Bushwood Common Farm provides a rare opportunity to purchase a stunning Grade II listed property, parts of which date back to the 16th century. Located on the outskirts of the village of Lawsonford, it affords uninterrupted views across the Warwickshire countryside. The property is offered with the benefit of NO UPWARD CHAIN and is perfectly positioned within its grounds. It is set back behind a large driveway with private gated entrance, formal landscaped gardens, tennis court, swimming pool, stable block and garden room to the rear.

You cannot fail to be impressed by this six bedroom detached period property which has been extended and updated and also benefits from a large separately listed detached barn providing outstanding potential for conversion. Subject to the necessary planning permissions, this could be utilised as a separate annexe or further accommodation or to provide the opportunity to work from home in a large refurbished office.





In total, Bushwood Common Farm affords over 5,000sq feet of combined accommodation (including the stables and barns) and contains many features associated with a property of this period. It truly requires internal inspection to be fully appreciated. The main entrance hallway includes a guest cloakroom and small study and leads through to beautiful reception rooms. These include a large open plan dining room, which in turn leads into a triple-aspect living room, both of which contain oak beams and carved oak features and include stunning open fireplaces. There are two further reception rooms to the ground floor, including a large study and a separate sitting room with wood burner, offering versatility to be utilised as a play room if required. The ground floor accommodation is completed with an open plan breakfast kitchen and large utility with toilet and shower room which also provides convenient access to the terraced landscaped gardens and swimming pool. To the first floor are six bedrooms and three bathrooms as well as a separate study. The principal bedroom has a large en-suite facility with fitted wardrobes. Bedroom two also affords en-suite facilities with the remaining bedrooms serviced via the family bathroom.





The majority of the bedrooms have stunning countryside or garden views.

Outside, the setting of the property is breathtaking, with approximately 2.8 acres of landscaped gardens and grounds with a terraced garden immediately to the rear. The grounds also include swimming pool, stables, garden room, tennis court and a large paddock extending to the side and rear and offer uninterrupted and open views. To the side of the main driveway is a former threshing barn which has been used for garaging and storage facilities. This building lends itself to conversion into an annexe, providing separate accommodation and/or extensive home-office facilities. Buyers are made aware that this element of the property has been subject to a structural report due to some movement and this will be fully disclosed to interested parties. To view this outstanding property set within this idyllic location, please contact Xact Homes on 01564 777284.





PROPERTY LOCATION

Bushwood Common Farm is desirably located for village life, situated in this delightful rural location, yet ideally placed for access to a wider variety of shops and restaurants in Henley in Arden and Lapworth. There is an abundance of canal side walks through the beautiful countryside surrounding the village, making this a most attractive, yet convenient, locality. Directions to the property: From the centre of Hockley Heath, proceed south along the A3400 Stratford Road and turn immediately left onto the Old Warwick Road, signposted Warwick and Lapworth. Continue towards Lapworth and turn right at the watertower into Lapworth Street, signposted Lowsonford. Continue along Lapworth Street, passing over the M40 towards Lowsonford village. Pass Bushwood Lane on your right, and the property is located on the left after about $\frac{1}{4}$ of a mile.

Council Tax band: H

Tenure: Freehold



- NO UPWARD CHAIN
- Set within approximately 2.8 acres
- Stunning Six Bedroom Detached Property
- Grade II listed with separately listed barn
- Private Gated Entrance & Large Driveway
- Swimming Pool & Tennis Court
- Containing Many Period Features
- Idyllic Village Location With Outstanding Countryside Views
- Separate Barn Providing Superb Potential For Conversion (STPP)
- Viewing Essential





GROUND FLOOR

ENTRANCE HALLWAY

GUEST WC

DINING ROOM

18' 3" x 15' 7" (5.55m x 4.75m)

LIVING ROOM

25' 3" x 14' 1" (7.7m x 4.3m)

UTILITY ROOM

16' 3" x 9' 2" (4.95m x 2.8m)

KITCHEN

10' 8" x 14' 9" (3.25m x 4.5m)

BREAKFAST ROOM

7' 1" x 14' 9" (2.15m x 4.5m)

STUDY

13' 5" x 9' 10" (4.1m x 3m)

SITTING/PLAY ROOM

14' 9" x 10' 5" (4.5m x 3.18m)





FIRST FLOOR

PRINCIPAL BEDROOM

16' 11" x 13' 1" (5.15m x 4m)

ENSUITE

14' 9" x 10' 6" (4.5m x 3.2m)

BEDROOM TWO

14' 1" x 15' 1" (4.3m x 4.6m)

ENSUITE

10' 2" x 8' 2" (3.1m x 2.5m)

BEDROOM THREE

14' 9" x 13' 9" (4.5m x 4.2m)

BEDROOM FOUR

9' 6" x 16' 1" (2.9m x 4.9m)

BEDROOM FIVE

14' 9" x 10' 8" (4.5m x 3.25m)

BEDROOM SIX

10' 6" x 9' 4" (3.2m x 2.85m)

STUDY

7' 5" x 9' 6" (2.25m x 2.9m)

BATHROOM

7' 1" x 11' 2" (2.15m x 3.4m)

BASEMENT



THE BARN

50' 0" x 12' 10" (15.25m x 3.9m)

WOOD STORE

32' 2" x 16' 5" (9.8m x 5m)

KENNEL

17' 1" x 5' 3" (5.2m x 1.6m)

THE STABLES

33' 6" x 12' 10" (10.2m x 3.9m)

PUMP ROOM

12' 10" x 9' 10" (3.9m x 3m)

SUMMER HOUSE

16' 1" x 9' 0" (4.9m x 2.75m)

OUTSIDE THE PROPERTY

GARDEN

TENNIS COURT

SWIMMING POOL

STABLE BLOCK

GARDEN ROOM

PADDOCK



ITEMS INCLUDED IN THE SALE

Integrated oven/AGA, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms two, three and four, all light fittings and multiple garden sheds

ADDITIONAL ITEMS INCLUDED IN THE SALE

The property contains various fitted wardrobes, storage cupboards and shelving to both the ground floor and first floor which are included within the sale of the property.

ADDITIONAL INFORMATION

Services: water meter, oil and electricity. Broadband: Plusnet

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, 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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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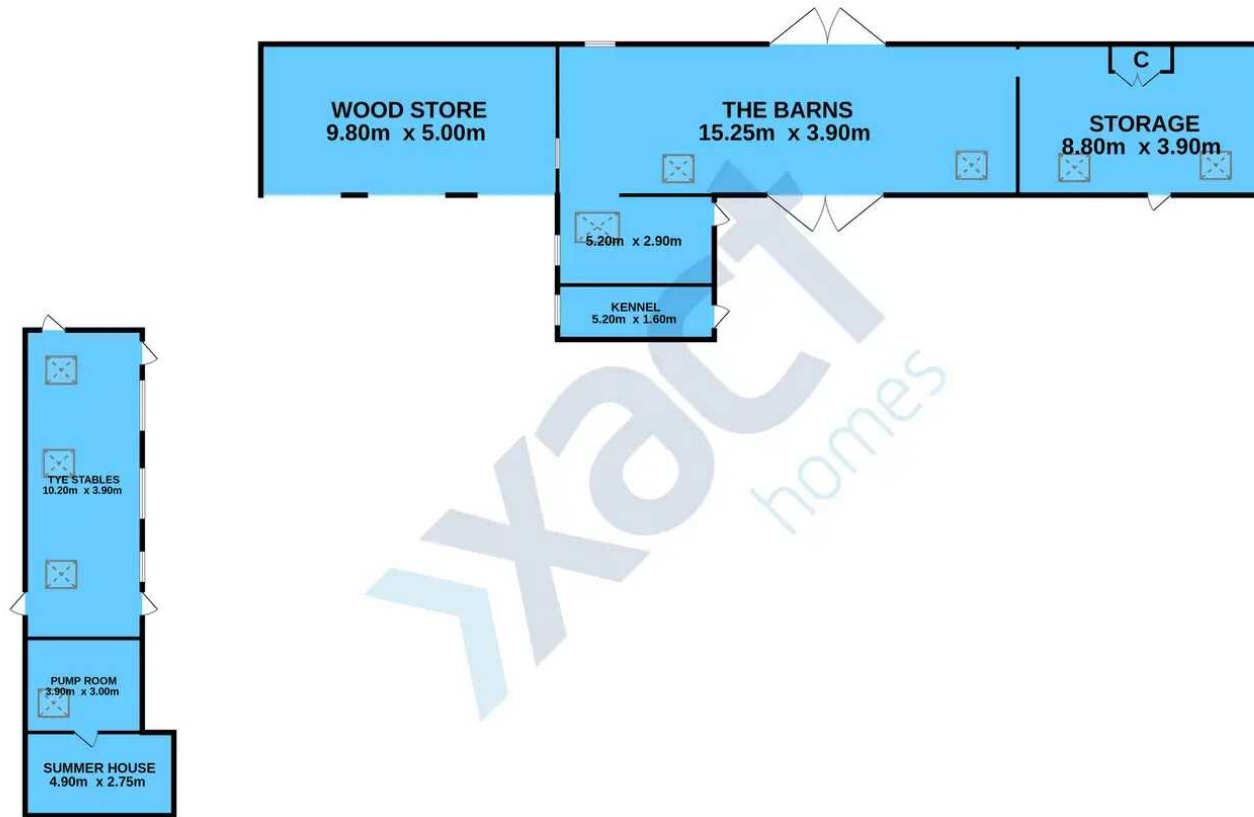
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BASEMENT



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