



# Kingfisher Barn Valley Lane, Lapworth

Guide Price £1,395,000





## PROPERTY OVERVIEW

This stunning barn located within the sought after village of Lapworth and newly built in 2017 so therefore benefitting from the balance of the ten year new build guarantee. Set with grounds of approximately four acres, the property is set within an idyllic location boasting uninterrupted views to open fields and also providing the option to purchase an additional twenty five acres via separate negotiation. Kingfisher Barn is set within a most private and stunning located and is accessed via a long sweeping and private stoned driveway with ample parking for several vehicles. Internally the property has been finished to a high standard throughout and affords tiled flooring to the hallway and kitchen with underfloor heating throughout which is serviced via air source heat pumps. All accommodation is accessed via a large and bright entrance hallway with staircase providing access to a landing / study area and includes a stunning open plan kitchen / dining and family room which is fitted with a range of base wall and drawer units with quartz worksurface, vaulted ceiling, French doors opening onto the extensive patio area and affording views to the canal and courtesy door into the utility. The property affords versatile accommodation which consists of a large dual aspect living / dining room, spacious gym which could also be used as a play room or dining room and four double bedrooms and four luxury bathrooms. The principal bedroom affords a walk in wardrobe with fitted shelving and hanging space with a luxury ensuite, with bedrooms two and three also affording dedicated ensuite facilities. Bedroom four is serviced via a luxury family bathroom. Outside the property enjoys open and extensive views to green belt fields, the canal and further access into an additional paddock / fields which is available to purchase via separate negotiation. To view this outstanding opportunity please contact Xact Homes on 01564 777284





## PROPERTY LOCATION

The popular village of Lapworth is regarded as an outstanding village in which to reside as it offers an unspoilt rural location yet is located only a short drive from the larger villages of Knowle and Dorridge. In addition, Solihull town centre is some five miles in distance and contains many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Lapworth village itself contains excellent local inns and shops, rail service from its own station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Being surrounded by greenbelt countryside with many rural, canalside walks and bridle paths, Lapworth is an outstanding village for those who enjoy natural countryside. There are two National Trust properties close to Lapworth, the historic houses of Baddesley Clinton and Packwood House. Stratford-upon-Avon is some 14 miles away and Warwick approximately 9 miles. Furthermore, the N.E.C., Birmingham Airport and Railway Station the M42 and M40 motorway links are all within very easy reach.

Council tax band: G

Tenure: Freehold



- Large Detached Barn
- Four Bedrooms
- Originally Built in 2017
- More Land Available By Separate Negotiation
- Grounds Of Approx. Four Acres
- Four Bathrooms
- Large Living Room & Dining Room
- Magnificent Open Plan Kitchen/Dining & Family Room
- Scope For Further Extension & Addition Of Garage (STPP)



## HALL

### LIVING / DINING ROOM

29' 6" x 17' 1" (9m x 5.2m)

### KITCHEN / DINING / FAMILY ROOM

### UTILITY ROOM

8' 6" x 6' 3" (2.6m x 1.9m)

### GUEST CLOAKROOM

### DINING ROOM / PLAY ROOM / GYM

17' 1" x 14' 5" (5.2m x 4.4m)

### BEDROOM ONE

17' 1" x 14' 1" (5.2m x 4.3m)

### WALK IN WARDROBE

### ENSUITE

8' 8" x 5' 5" (2.65m x 1.65m)

### BEDROOM TWO

13' 5" x 13' 1" (4.1m x 4m)

### ENSUITE

8' 2" x 4' 7" (2.5m x 1.4m)

### BEDROOM THREE

13' 1" x 9' 8" (4m x 2.95m)

### ENSUITE

6' 11" x 4' 11" (2.1m x 1.5m)

### BEDROOM FOUR

10' 8" x 9' 0" (3.25m x 2.75m)

### BATHROOM

13' 1" x 5' 3" (4m x 1.6m)

### FIRST FLOOR LANDING/STUDY

29' 6" x 6' 9" (9m x 2.05m)

### STORAGE

11' 2" x 6' 9" (3.4m x 2.05m)



#### **OUTSIDE THE PROPERTY**

#### **GROUNDS OF APPROX. FOUR ACRES**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, carpets, curtains, blinds, light fittings, underfloor heating and CCTV.

#### **ADDITIONAL INFORMATION**

Services - Electricity, water on a meter and septic tank  
Broadband - BT

#### **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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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