



Catesby House Lapworth Street

Guide Price £950,000





Catesby House is a stunning private gated development situated within the sought after village of Lapworth and set within extensive gardens and grounds. North Wing is a tastefully decorated and extended 4 / 5 bedroom property set over three floors which truly requires internal inspection to be fully appreciated. Located behind its own large gravelled driveway providing parking for multiple vehicles, the property is accessed via a large and imposing dining hallway leading to all ground floor accommodation which consists of a guest cloakroom, quiet and peaceful sitting room located to the side elevation and a magnificent open plan and extended breakfast kitchen with feature central island, modern base wall and drawer units with Corian worksurface over, Karndean flooring and bi-fold doors leading to the rear garden. The ground floor is completed with a utility which is conveniently located off the kitchen. To the first floor are three bedrooms, two of which are double with one bedroom affording extensive fitted wardrobes and a large ensuite facility. The two remaining bedrooms are serviced via a luxury shower room which has been completed refurbished by the present owners. The third bedroom is currently used as a dressing room but could also be used as a study if required. To the second floor is are two further double bedrooms. The principal bedroom is absolutely magnificent with a semi vaulted ceiling, view to the side of rear and benefiting from a large luxury ensuite which incorporates a large walk in shower, high quality tiles and hand grohe fittings. Outside the property benefits from a private landscaped rear garden with full width patio and a gated entrance leading to the front of the property. The rear garden is mainly laid with lawn and offers a most private aspect with views to open Warwickshire countryside. To view this unique and truly magnificent property 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 it's 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: Share of Freehold

- Set Within Private Gated & Exclusive Development Of Lapworth
- 4 / 5 Bedrooms & Three Luxury Bathrooms
- Located Behind Large Graveled Driveway With Parking For Multiple Vehicles
- Extended Open Plan Breakfast Kitchen With Bi-Fold Doors
- Principal Bedroom With Luxury Ensuite





DINING HALLWAY

11' 10" x 15' 5" (3.6m x 4.7m)

GUEST WC

SITTING ROOM

20' 0" x 11' 4" (6.1m x 3.45m)

BREAKFAST KITCHEN

17' 9" x 12' 6" (5.4m x 3.8m)

DINING AREA

12' 9" x 9' 10" (3.88m x 3m)

UTILITY ROOM

7' 9" x 6' 7" (2.35m x 2m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 9" x 12' 4" (5.4m x 3.75m)

ENSUITE

8' 6" x 8' 2" (2.6m x 2.5m)

BEDROOM THREE

11' 8" x 11' 6" (3.55m x 3.5m)

BEDROOM FOUR

12' 2" x 4' 11" (3.7m x 1.5m)

SECOND FLOOR

BEDROOM TWO

11' 6" x 11' 4" (3.5m x 3.45m)

ENSUITE

14' 7" x 7' 7" (4.45m x 2.3m)

BEDROOM FIVE

15' 7" x 8' 0" (4.75m x 2.45m)





OUTSIDE THE PROPERTY

GARDEN

ITEMS INCLUDED IN THE SALE

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

ADDITIONAL INFORMATION

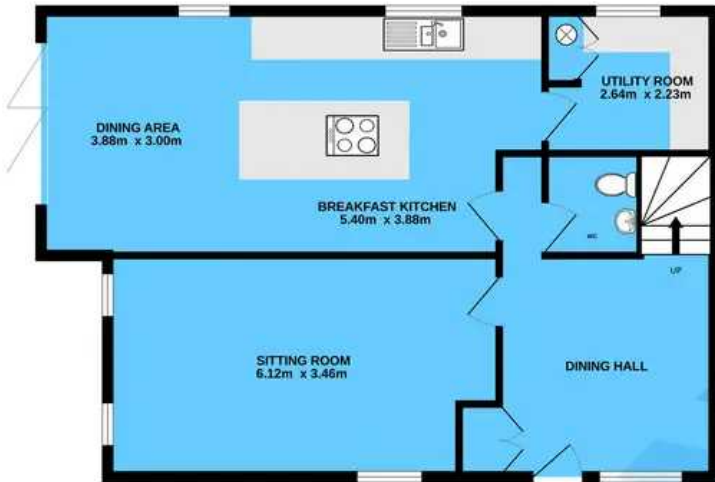
Services: water meter, LPG, electricity and septic tank.
Broadband: Sky Service Charge - £2,100 pa

MONEY LAUNDERING REGULATIONS

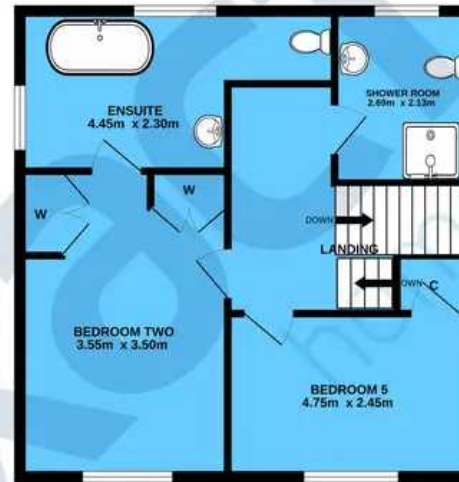
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



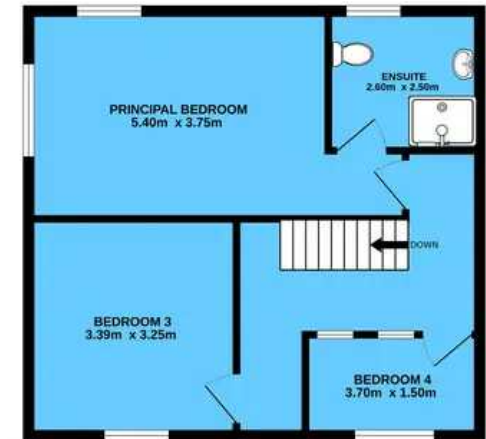
GROUND FLOOR



1ST FLOOR



2ND 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

