



Bushwood Lane, Lapworth

Guide Price £850,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

This beautifully located four-bedroom property is one of four individually designed conversions of four 18th century barns that were converted in 1990 around a central courtyard and this property (No. 3) provides approximately 2370 sq ft of living accommodation with far reaching views and a superbly landscaped South facing garden. Quietly located midway between Hockley Heath & Henley-in-Arden the property offers many character features such as exposed oak beams, roof windows, gallery landing and circular window in the principal bedroom framing the view over fields to the South (amazing to watch the sunrise through it!). In summary the accommodation provides potential purchasers with:- entrance hallway / study, recently fitted kitchen, dining room, living room with feature fireplace, LPG gas fire and French window, four double bedrooms (principal with en-suite) and a family bathroom and airing cupboard.

Outside the property has a South facing garden of almost $\frac{3}{4}$ of an acre, superbly landscaped by the current owner when purchased in 1991. The garden adjoins fields and has views to open countryside. There is a double garage with electric roller shutter and generous parking area alongside.

VIEWING is strictly by appointment with Xact on 01564 777 284.





PROPERTY LOCATION

In a stunning elevated position and being less than half a mile from the A3400 Stratford Road the property provides the sought-after combination of a rural character property in a tranquil setting but with the convenience of commuter access to the M40 (being just South of junction 16) and M42 and the wider Midland motorway network. Lapworth and Dorridge stations provide regular train services to Warwick, Solihull, Birmingham, Stratford and London Marylebone. For family buyers the property is well located for access to local schools in Henley-in-Arden or Lapworth and a number of excellent independent schools such as Solihull School, Alcester Grammar and Stratford Grammar which are also popular choices for residents in this area.



Council Tax band: D

Tenure: Freehold

- Four Bedroom Barn Conversion
- No Onward Chain
- Modern Fitted Kitchen
- Stunning Views over Open Countryside
- Approximately 2370sq Ft In The House And 396sq Ft In The Double Garage



- Landscaped South Facing Garden With Greenhouse (In Vegetable Garden) And Summer House
- Double Garage

ENTRANCE HALLWAY / STUDY

CLOAKROOM & WC

10' 2" x 3' 4" (3.10m x 1.01m)

KITCHEN

12' 6" x 11' 10" (3.80m x 3.60m)

DINING ROOM

18' 1" x 14' 9" (5.50m x 4.50m)

LIVING ROOM

18' 1" x 14' 11" (5.50m x 4.55m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 1" x 14' 9" (5.50m x 4.50m)

EN SUITE

14' 3" x 5' 7" (4.35m x 1.70m)

BEDROOM TWO

13' 3" x 9' 2" (4.05m x 2.80m)

BEDROOM THREE

13' 1" x 9' 2" (4.00m x 2.80m)

BEDROOM FOUR

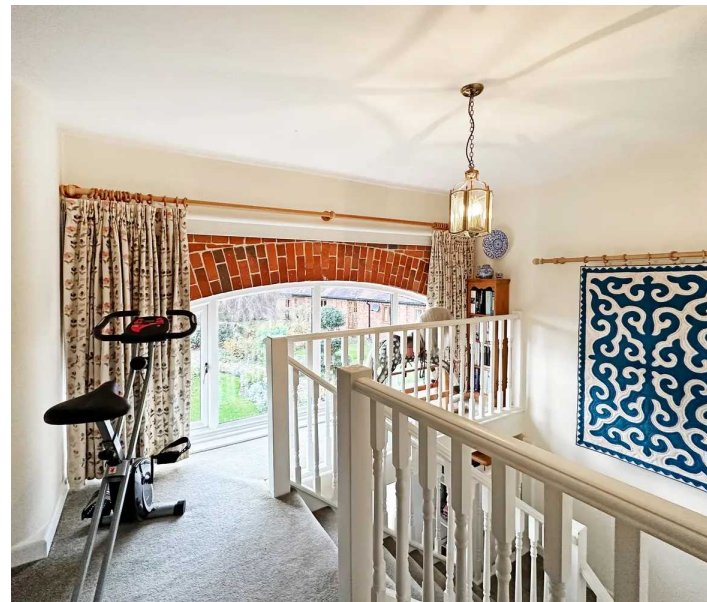
12' 10" x 9' 0" (3.90m x 2.75m)

BATHROOM

10' 4" x 5' 7" (3.15m x 1.70m)

BOILER ROOM/AIRING CUPBOARD

5' 7" x 3' 3" (1.71m x 1.00m)





TOTAL SQUARE FOOTAGE INSIDE

Floor area: 2370 sq.ft. approx. = 220.2 sq.m.

OUTSIDE THE PROPERTY

DOUBLE GARAGE

22' 4" x 17' 9" (6.81m x 5.41m)

396 sq.ft. = 36.8 sq.m. - with boarded loft.

SOUTH FACING GARDEN

It has a lovely pergola from the garage entrance to front door with laburnum, roses and clematis: pleached lime walk dividing two flat lawns surrounded by trees and shrubs. Small pergola with wisteria at SE corner of house. Vegetable garden with four raised beds and greenhouse. c 3/4 acre total.

GENEROUS PARKING AREA

Brick drive from entrance on Bushwood Lane (owned by Tapster Court Management Co.) up to semi-detached double garage (other half is No. 2's) and separate gravel area in own ownership with space for 2 cars.

ITEMS INCLUDED IN SALE

In kitchen - integrated oven, integrated hob, extractor, microwave, inset separate fridge & inset freezer, dishwasher, Quooker instant hot water tap, and washing machine. Other in house - all carpets, most curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings. In main garden - wooden summer house erected 1990s with electric socket and in vegetable garden an aluminium Hercules Trafalgar 8ft x 6ft greenhouse erected 2023 also with electric socket.





ADDITIONAL INFORMATION

Services - Electricity, LPG 1200 litre tank on Tapster Court Management land by corner of entrance (see below), and Klargester biodisc sewage disposal system (shared with 4 others – see below).

Broadband - BT. Loft space - boarded with ladder and lighting.

ADDITIONAL INFORMATION

Communal charge - one of the owners will hold 1 out of 4 shares in Tapster Court Management Company Limited and become a director of it. It owns the brick walled entrance from Bushwood Lane, brick driveways up to the semi-detached double garage, corner plot near entrance behind tall hedge with 3 LPG gas tanks, the Klargester sewage disposal system (with easement granted by No. 4 onto its land on which the klargester is actually sited). It owns the well-maintained courtyard garden, which the four properties look onto and have access to. The cost of maintaining these is approximately £1,100 pa for each of the four property owners which covers the gardener, maintenance of fences and hedges along driveways, insurance and costs of maintaining and running the sewage disposal system (which latter cost is also shared with 1 Bushwood Cottage).

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.

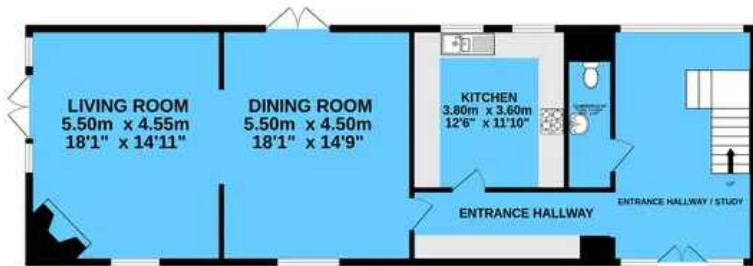




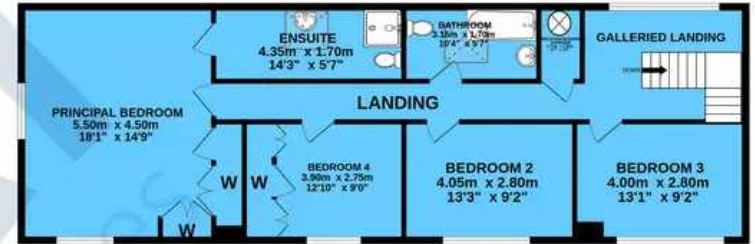




GROUND FLOOR
126.3 sq.m. (1359 sq.ft.) approx.



1ST FLOOR
93.9 sq.m. (1011 sq.ft.) approx.



TOTAL FLOOR AREA : 220.2 sq.m. (2370 sq.ft.) approx.

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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