



Lapworth Street, Lapworth

Guide Price £3,500,000

xact
EXCLUSIVE

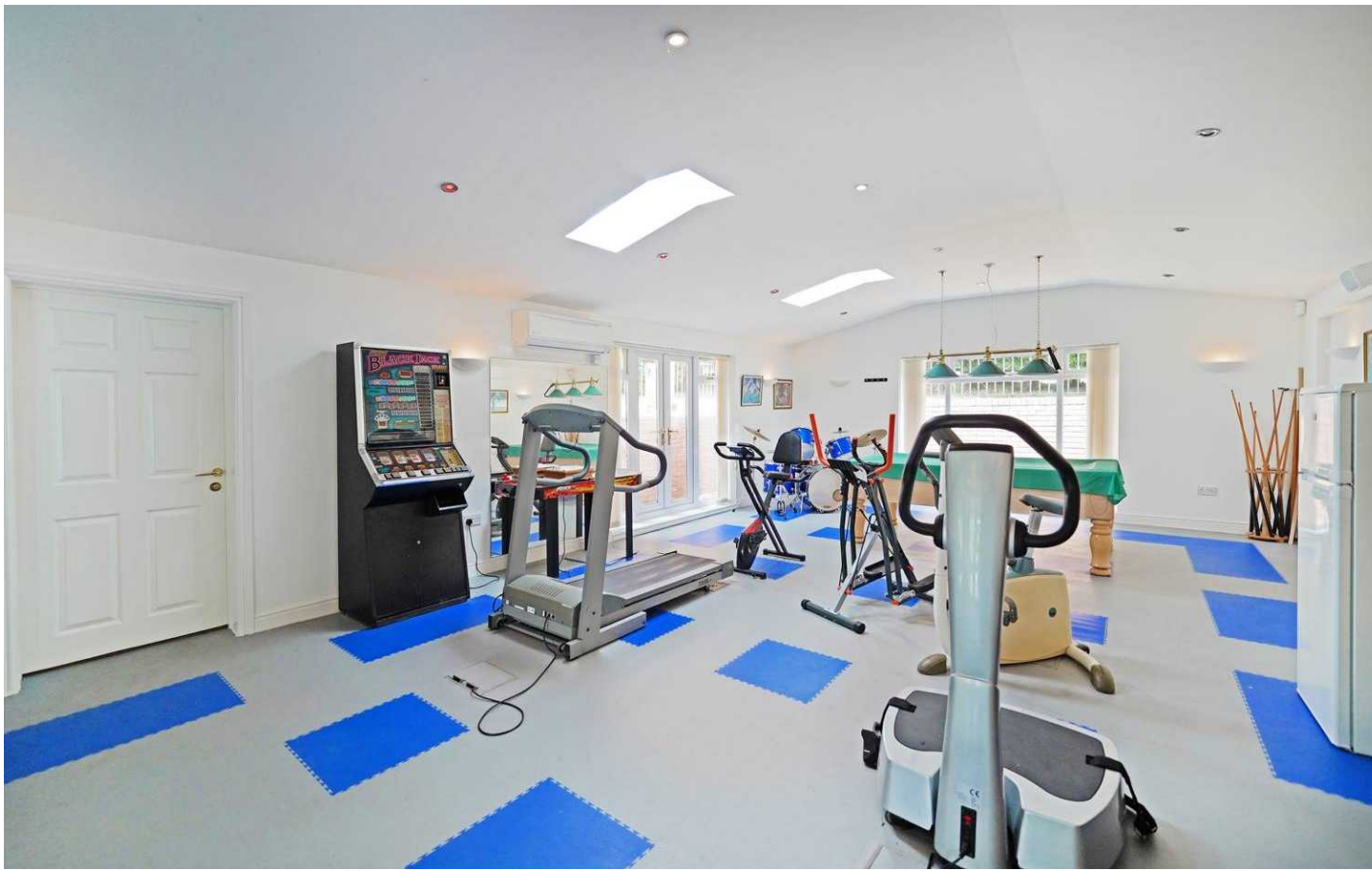




PROPERTY OVERVIEW

An impressive private residence, this outstanding property is situated in the desirable village of Lapworth, encompassing a vast 11-acre expanse. Beyond its private gated entrance lies a majestic setting with a long sweeping driveway and meticulously manicured formal gardens, offering an immediate sense of exclusivity and grandeur. Comprising a spacious five-bedroom detached house, a separate bungalow, and a luxurious leisure complex, the property exudes sophistication and opulence at every turn. The main residence boasts a triple garage, a grand entrance hallway that leads to four reception rooms, and a remarkable kitchen/dining room accompanied by a recently refurbished utility area. The five double bedrooms and four bathrooms, spread across two floors, ensure ample accommodation space for a discerning family. The main house also includes a lift providing easy access to all first floor accommodation. In addition to the main residence, the detached bungalow serves as a private haven, complete with a double bedroom featuring an en suite bathroom and a generous living/dining room. This additional dwelling provides flexibility and privacy for guests or extended family members.





A highlight of this exceptional property is the remarkable leisure complex, featuring an indoor swimming pool, changing rooms, a spacious gymnasium, and a lavish cinema room. These exceptional amenities offer unparalleled opportunities for relaxation, recreation, and entertainment right at your doorstep. Nestled within meticulously landscaped gardens and grounds, the property offers stunning views overlooking green belt fields, providing a serene and picturesque backdrop for every-day living. For those seeking further accommodation, there is a detached four-bedroom barn situated to the left-hand boundary of the property, accessible through its private driveway and gated entrance, presenting an exclusive opportunity for expansion or investment. Please note that the barn is available via separate negotiation. Overall, this private residence epitomises luxury living at its finest, offering a harmonious blend of elegance, comfort, and entertainment facilities within a serene and picturesque setting. Welcome to a lifestyle of sophistication and tranquillity.



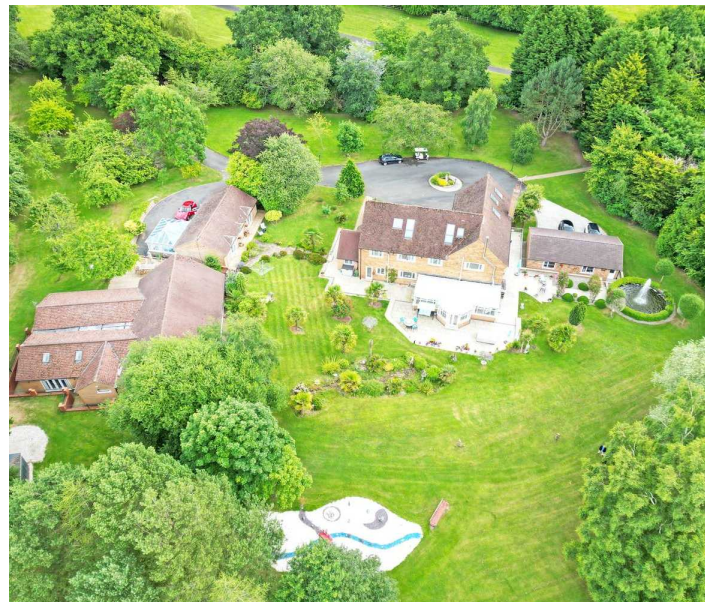


PROPERTY LOCATION

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. 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: H

Tenure: Freehold





- Outstanding Private Residence Located Within The Sought After Village Of Lapworth And Set Within 11 Acres
- Set Behind A Private Gated Entrance With Long Sweeping Driveway And Formal Landscaped Gardens
- Consisting Of A Five Bedrooms Detached House, Separate Bungalow And Leisure Complex Including Gymnasium, Cinema Room And Swimming Pool
- Main Residence Includes Triple Garage, Grand Entrance Hallway Leading To Four Reception Rooms And An Outstanding Kitchen / Dining Room With Recently Refurbished Utility
- Five Double Bedrooms And Four Bathrooms Set Over Two Floors
- Separate Detached Bungalow With Private Parking, Double Bedroom With En suite And Large Living / Dining Room
- Outstanding Leisure Complex With Indoor Swimming Pool, Changing Rooms, Large Gymnasium And Cinema Room
- All Set Within Formal Landscaped Gardens And Grounds With Outstanding Views To Green Belt Fields
- Option To Purchase Detached Four Bedroom Barn Located To left Hand Boundary Set Behind Its Own Private Driveway And Gated Entrance





HOUSE

ENTRANCE HALLWAY

22' 9" x 16' 8" (6.93m x 5.08m)

WC/CLOAKROOM

6' 2" x 5' 1" (1.88m x 1.55m)

LIVING ROOM

20' 11" x 19' 11" (6.38m x 6.07m)

DINING ROOM

23' 11" x 13' 11" (7.29m x 4.24m)

CONSERVATORY

31' 10" x 19' 1" (9.70m x 5.82m)

STUDY

10' 9" x 9' 11" (3.28m x 3.02m)

KITCHEN/DINING ROOM

41' 5" x 13' 10" (12.62m x 4.22m)

UTILITY AREA

10' 9" x 8' 0" (3.28m x 2.44m)

REAR LOBBY

BOILER ROOM

11' 7" x 8' 11" (3.53m x 2.72m)





FIRST FLOOR

PRINCIPAL SUITE

19' 2" x 13' 11" (5.84m x 4.24m)

ENSUITE

13' 1" x 12' 6" (3.99m x 3.81m)

BEDROOM TWO

19' 6" x 15' 1" (5.94m x 4.60m)

BEDROOM THREE

14' 9" x 12' 0" (4.50m x 3.66m)

JACK & JILL ENSUITE

11' 10" x 9' 11" (3.61m x 3.02m)

BEDROOM FOUR

11' 10" x 9' 11" (3.61m x 3.02m)

BATHROOM

13' 9" x 10' 9" (4.19m x 3.28m)

SECOND FLOOR

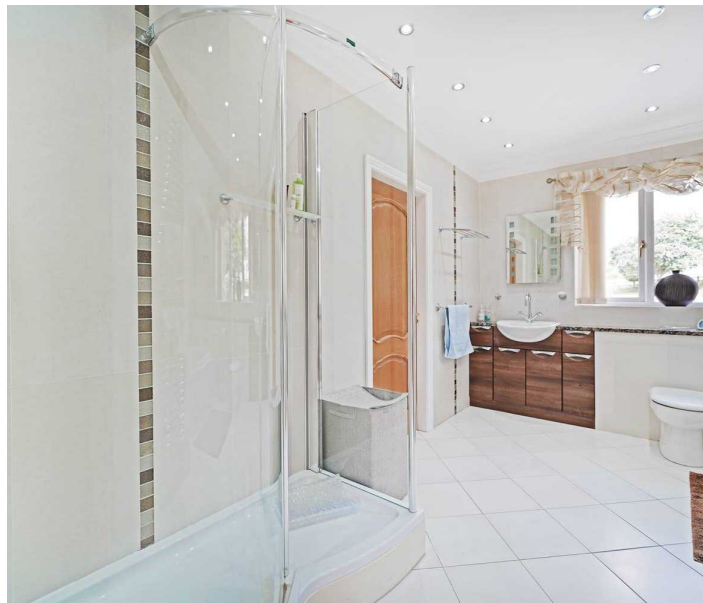
BEDROOM FIVE

34' 0" x 29' 9" (10.36m x 9.07m)

ENSUITE

10' 5" x 7' 7" (3.18m x 2.31m)





OUTSIDE THE PROPERTY

LEISURE COMPLEX

SWIMMING POOL

44' 0" x 26' 6" (13.41m x 8.08m)

GYMNASIUM

30' 3" x 18' 5" (9.22m x 5.61m)

CINEMA ROOM

27' 5" x 17' 3" (8.36m x 5.26m)

CHANGING ROOM/PUMP ROOM & SHOWER ROOM

TOTAL SQUARE FOOTAGE

696.6 sq.m (7498 sq.ft) approx. (House & Leisure Complex)

BUNGALOW

LIVING/DINING ROOM & KITCHEN AREA

19' 2" x 18' 8" (5.84m x 5.69m)

UTILITY ROOM

6' 7" x 4' 9" (2.01m x 1.45m)

CONSERVATORY

14' 9" x 12' 8" (4.50m x 3.86m)

BEDROOM

19' 4" x 18' 6" (5.89m x 5.64m)

ENSUITE

9' 10" x 7' 7" (3.00m x 2.31m)

TOTAL SQUARE FOOTAGE

83.3 sq.m (897 sq.ft) approx. (Bungalow)



TRIPLE GARAGE

LANDSCAPED GARDENS

LAND

ITEMS INCLUDED IN THE SALE

Britannia free standing cooker, Smeg integrated hob, Bosch extractor, Bosch microwave, Fisher & Paycal fridge, Scandenova freezer, Fisher & Paycal fridge/freezer, double Fisher Paycal dishwasher, Hot Point washing machine, Hoover tumble dryer, all carpets, curtains, blinds and light fittings, garden shed, greenhouse, CCTV, electric garage door, fitted wardrobes in six bedrooms and underfloor heating in cinema/gym.

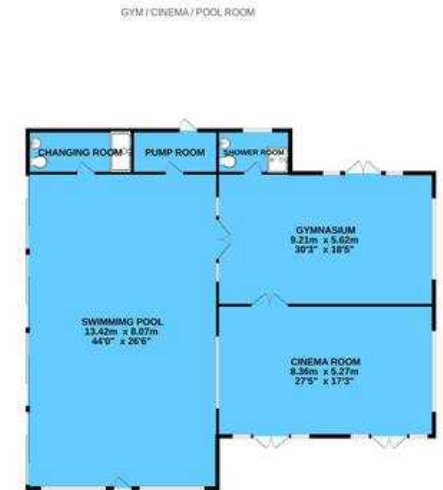
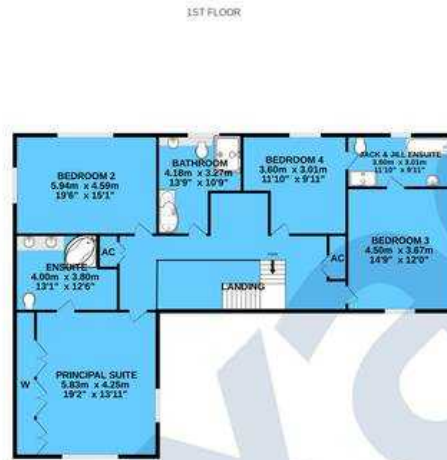
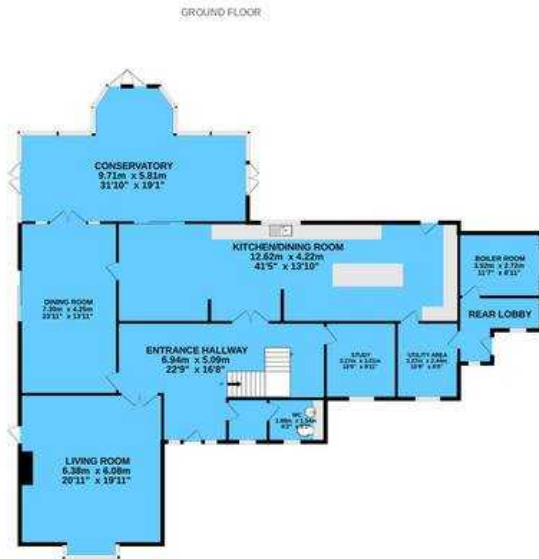
ADDITIONAL INFORMATION

Services - oil, mains electricity and septic tank.
Broadband - EE. Loft space - boarded with lighting.

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.





TOTAL FLOOR AREA : 696.6 sq.m. (7498 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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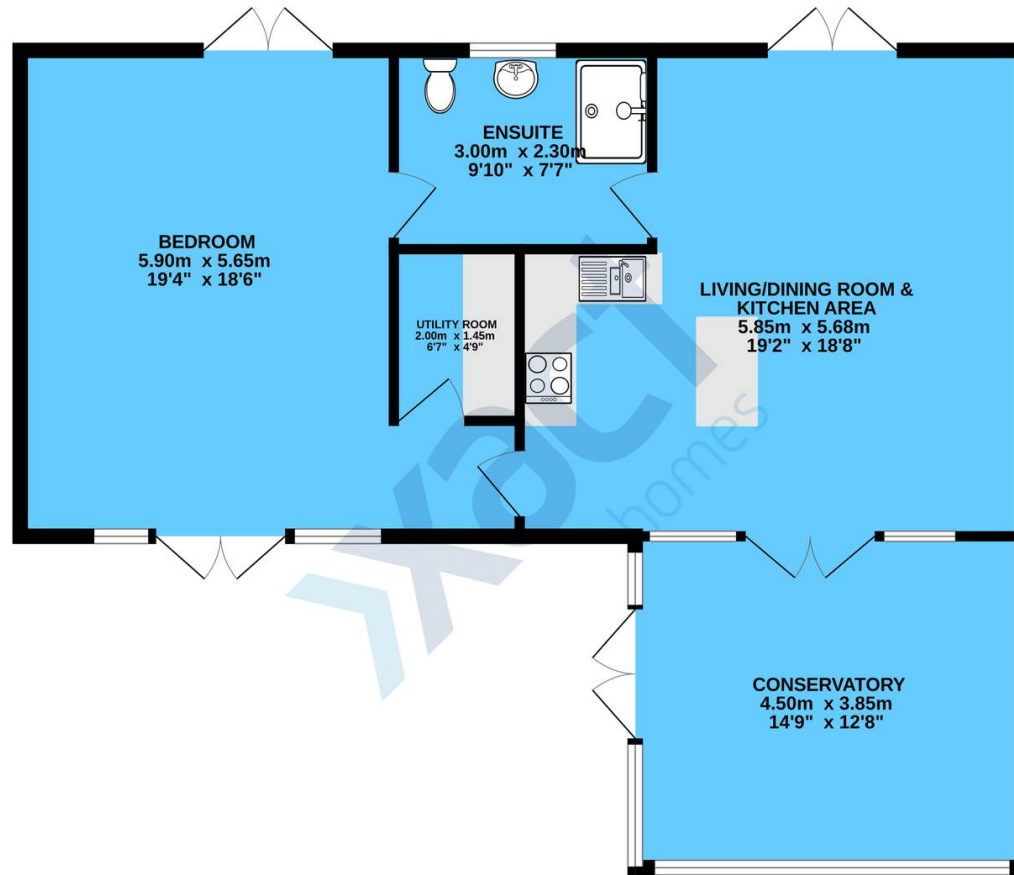
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BUNGALOW



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