

JUNIPER HILL, LAPWORTH STREET, LAPWORTH, B94 5QP

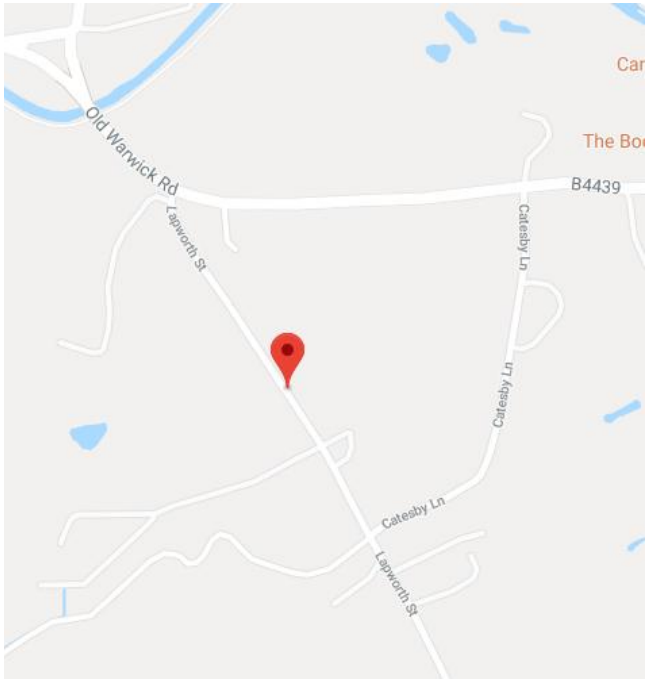
ASKING PRICE OF £1,500,000

xact exclusive

- Comprehensively Remodelled & Completely Updated Throughout
- Detached Listed Residence
- Set Within 2.75 Acres Of Magnificent Gardens & Grounds
- Five Bedrooms & Three Bathrooms
- Master Bedroom With Outstanding Private Views
- Large Open Plan Living/Dining Room
- Refurbished Breakfast Kitchen & Utility
- Large Double Garage
- Private Gated Entrance & Large Driveway

PROPERTY OVERVIEW

Originally designed and built by renowned architect John Madin, this comprehensively refurbished and internally remodelled five bedroom detached property is set within approximately 2.75 acres of stunning gardens and grounds within a secluded woodland setting. Set behind a private gated entrance and large driveway, Juniper Hill occupies a beautiful position on a highly sought after road of Lapworth and internal inspection is highly recommended to fully appreciate the work undertaken by the present owner to renovate this magnificent chalet style family home. Briefly the property affords:- entrance hallway, guest cloakroom, magnificent breakfast kitchen, open plan living / dining room, four bedrooms to the ground floor (one with luxury ensuite) and family bathroom, stunning master suite to the first floor with luxury ensuite and offering uninterrupted views to the rear garden and grounds, and large double garage. Outside the property enjoys extensive landscaped gardens and grounds as well as private woodland which offers a stunning backdrop to this unique property. The present owner has drawn up plans to further extend and improve the property which is subject to formal application and planning permission. Viewing is strictly via Xact Homes on 01564 777284.



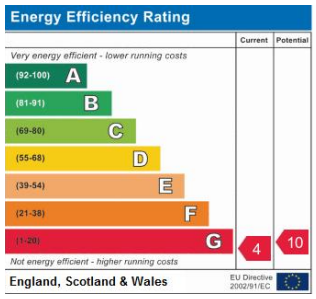
PROPERTY LOCATION

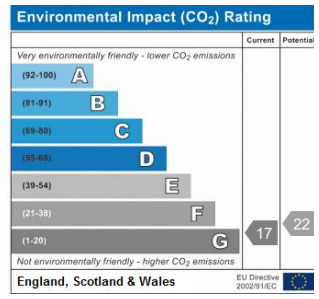
The popular village of Lapworth is regarded as an outstanding village in which to reside as it offers an unspoilt rural location yet is located only a short drive from the larger villages of Knowle and Dorridge. In addition, Solihull town centre is some five miles in distance and contains many exclusive 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 H
TENURE	Freehold
SERVICES	Water meter, mains electricity and sewers and Bio mass and wood heating
BROADBAND	Sky - Fibre Optic
LOFT SPACE	Boarded and lighting
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Neff fridge, Neff freezer, Hotpoint dishwasher, carpets, blinds, fitted wardrobes in bedrooms one, two, four and five, light fittings, garden shed, CCTV and electric garage door





HALL

LOUNGE
28' 9" x 22' 10" (8.76m x 6.96m)

DINING ROOM
18' 11" x 12' 1" (max) (5.76m x 3.69m)

KITCHEN
23' 10" x 10' 0" (7.26m x 3.05m)

BREAKFAST AREA

WC

GUEST CLOAKROOM

BEDROOM TWO
17' 5" x 10' 8" (max) (5.32m x 3.25m)

ENSUITE

BEDROOM THREE
18' 1" x 10' 11" (5.52m x 3.32m)

BEDROOM FOUR
14' 2" x 11' 11" (max) (4.33m x 3.63m)

BEDROOM FIVE
10' 11" x 10' 1" (3.32m x 3.08m)

BATHROOM

UTILITY

LARGE DOUBLE GARAGE
28' 3" x 18' 10" (8.61m x 5.74m)

FIRST FLOOR

MASTER BEDROOM (BEDROOM ONE)
29' 2" x 28' 7" (8.90m x 8.72m)

ENSUITE

OUTSIDE THE PROPERTY

MAGNIFICENT GARDENS & GROUNDS

PRIVATE GATED ENTRANCE & LARGE DRIVEWAY

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.











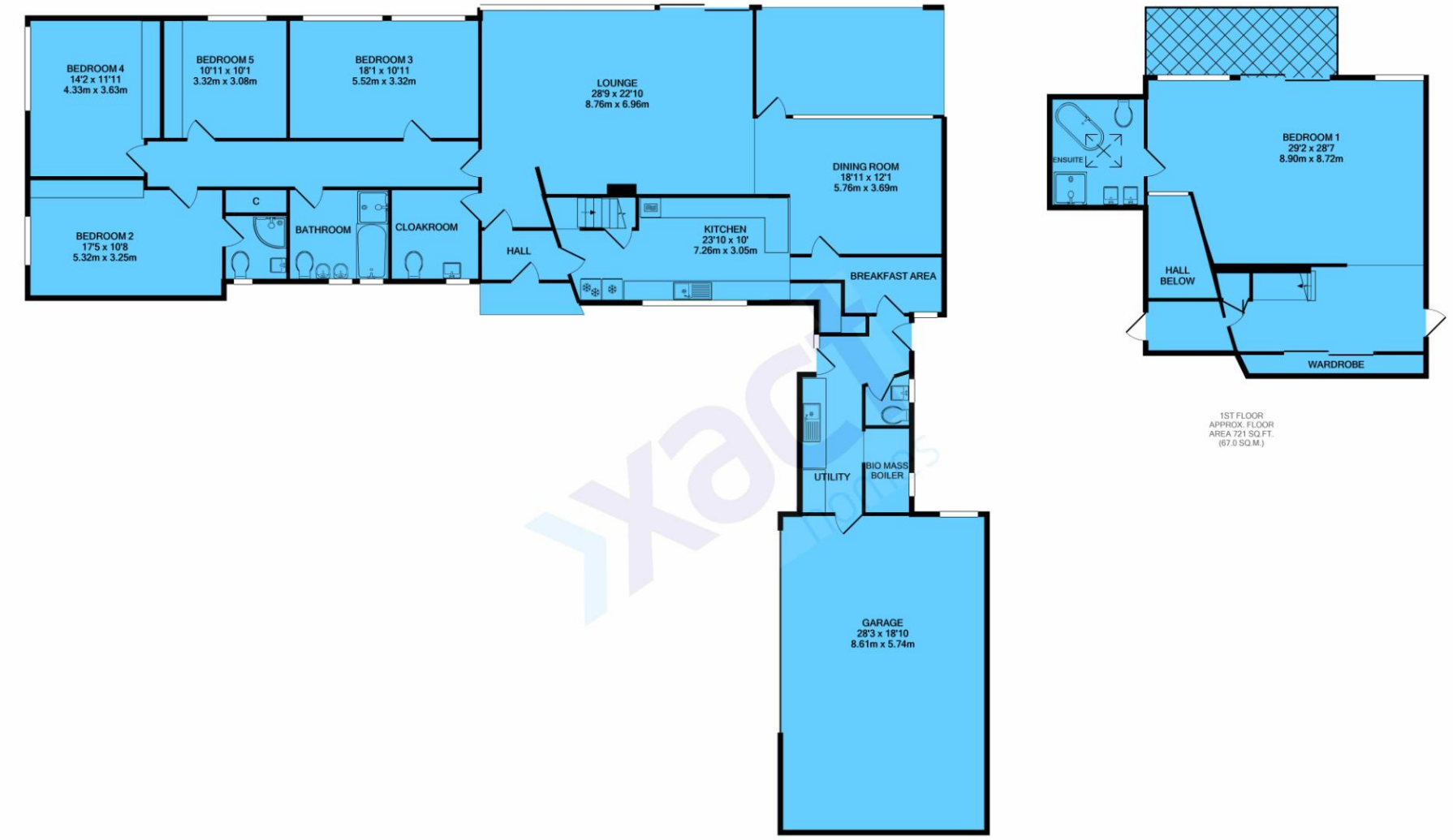









JUNIPER
HILL



TOTAL APPROX. FLOOR AREA 3478 SQ.FT. (323.1 SQ.M.)

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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