



Tapster Lane, Lapworth

Guide Price £1,890,000

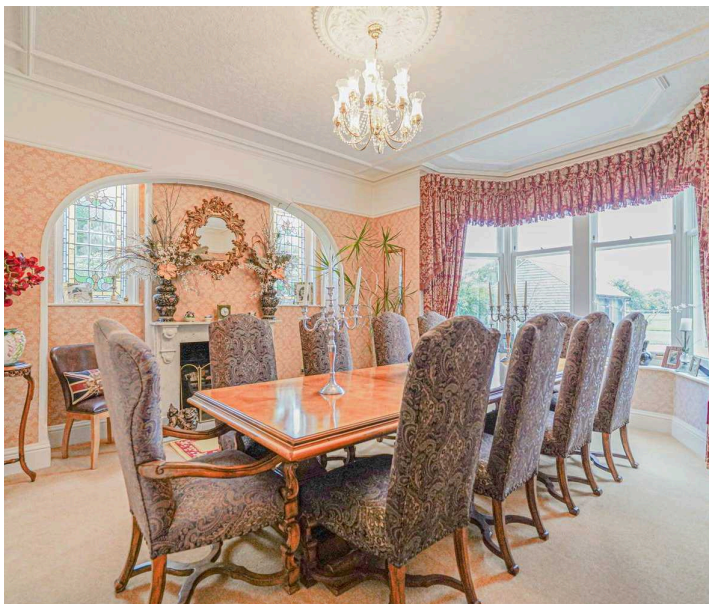
xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled within the serene surroundings of Lapworth, this magnificent detached period property offers an idyllic lifestyle set within 3.86 acres of meticulously landscaped grounds. Boasting a private location and presented immaculately, this stunning residence awaits its new owners with the added benefit of no upward chain. Upon arrival, a long sweeping driveway leads to a double gated entrance, providing a grand entrance to this exceptional estate. The property exudes character with a plethora of period features, seamlessly blending with modern amenities through sympathetic extensions. The grand entrance hallway sets the tone, leading to three spacious reception rooms including a formal sitting room, dining room and family room, plus a separate orangery and a convenient office. Designed for both relaxation and entertainment, the traditional open plan breakfast kitchen features an integrated AGA, ideal for culinary enthusiasts. The property surprises with an extended leisure complex on the ground floor, offering a spa, cinema room, and a gymnasium for the ultimate retreat with views to the gardens and grounds.





Accommodating a growing family or guests, this home boasts five generously-sized bedrooms, each with its own en-suite bathroom. The principal suite is a sanctuary of luxury, complete with a walk-in dressing room and a lavish en-suite bathroom. Additionally, four further double bedrooms offer modern comfort, all equipped with en-suite facilities and a separate nursery, providing versatility for a variety of living arrangements. Stepping outside, the lavish gardens envelop the property, creating a private oasis suitable for outdoor pursuits. A highlight of this estate is the outdoor pool, perfect for soaking up the sun during warmer months and offering a tranquil setting for relaxation. In conclusion, this detached period property with its gracious proportions, modern amenities, and extensive grounds promises a lifestyle of luxury and serenity. With its enviable location and superb leisure facilities, this residence presents a rare opportunity for discerning buyers seeking an exceptional home tailored for both relaxation and entertainment.



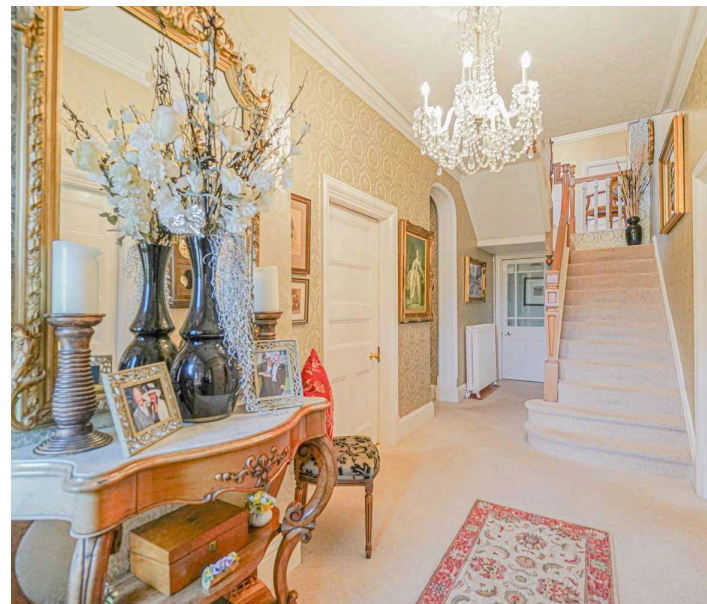
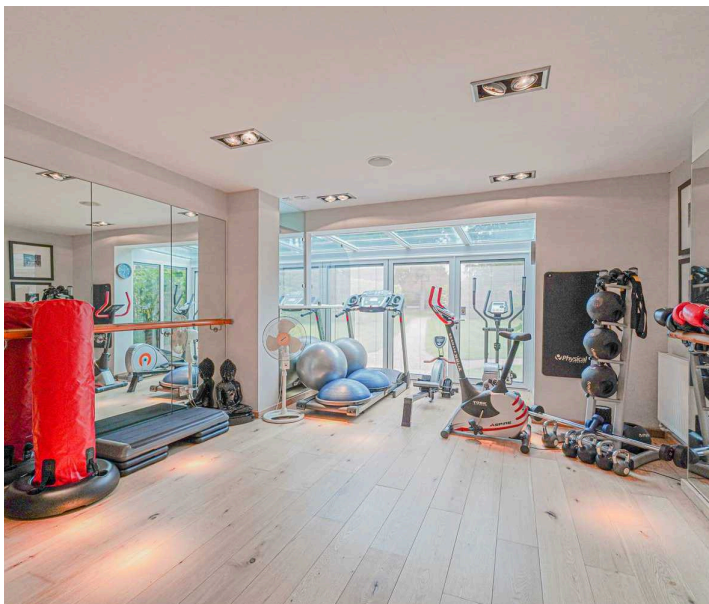


PROPERTY LOCATION

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





- Stunning Detached Period Property Set In Glorious Gardens Totalling 3.86 Acres With Outdoor Pool
- Located Within A Most Private Location Of Lapworth And With The Benefit Of No Upward Chain
- Boasting A Plethora Of Period Features And Sympathetically Extended To Include A Modern Leisure Complex
- Set Behind A Long Sweeping Driveway With Double Gated Entrance And Leading To Triple Garage
- Three Large Reception Rooms Accessed Via An Imposing Entrance Hallway With A Separate Orangery And Downstairs Office
- Traditional Open Plan Breakfast Kitchen With Integrated AGA
- Superb Extended Leisure Facilities To Ground Floor Including Spa, Cinema Room And Gymnasium
- Five Bedroom With Five En-suite Plus Nursery
- Principal Suite With Walk In Dressing Room And En-Suite Bathroom
- Four Further Double Bedrooms All With En-Suite Facilities And Separate Nursery

GRAND ENTRANCE HALLWAY

WC

SITTING ROOM

17' 5" x 14' 9" (5.31m x 4.50m)

ORANGERY

9' 10" x 8' 2" (3.00m x 2.49m)

DINING ROOM

14' 10" x 13' 11" (4.52m x 4.24m)

FAMILY ROOM

14' 9" x 12' 10" (4.50m x 3.91m)

OFFICE

**BREAKFAST KITCHEN**

23' 11" x 10' 6" (7.29m x 3.20m)

CELLAR

14' 3" x 8' 10" (4.34m x 2.69m)

BOOT ROOM

10' 6" x 7' 10" (3.20m x 2.39m)

LAUNDRY ROOM

6' 5" x 6' 5" (1.96m x 1.96m)

UTILITY

5' 11" x 4' 10" (1.80m x 1.47m)

WC**PLANT ROOM**

11' 0" x 9' 10" (3.35m x 3.00m)

GYM

13' 7" x 13' 7" (4.14m x 4.14m)

SPA

18' 8" x 12' 5" (5.69m x 3.78m)

CINEMA ROOM**SAUNA****STEAM ROOM****WC****FIRST FLOOR****PRINCIPAL BEDROOM**

14' 10" x 13' 9" (4.52m x 4.19m)

DRESSING ROOM

12' 10" x 8' 10" (3.91m x 2.69m)

ENSUITE

12' 10" x 5' 11" (3.91m x 1.80m)

**BEDROOM TWO**

17' 3" x 16' 1" (5.26m x 4.90m)

ENSUITE

11' 2" x 2' 9" (3.40m x 0.84m)

BEDROOM THREE

20' 2" x 10' 10" (6.15m x 3.30m)

ENSUITE

7' 1" x 6' 10" (2.16m x 2.08m)

BEDROOM FOUR

13' 3" x 12' 6" (4.04m x 3.81m)

JACK & JILL BATHROOM

13' 1" x 8' 6" (3.99m x 2.59m)

BEDROOM FIVE

13' 5" x 12' 6" (4.09m x 3.81m)

ENSUITE**NURSERY**

7' 5" x 6' 10" (2.26m x 2.08m)

OUTSIDE THE PROPERTY**TRIPLE GARAGE**

28' 10" x 18' 4" (8.79m x 5.59m)

TOTAL SQUARE FOOTAGE

508.4 sq.m (5472 sq.ft) approx.

LAVISH GARDENS**OUTDOOR POOL WITH SUMMER HOUSE**



ITEMS INCLUDED IN THE SALE

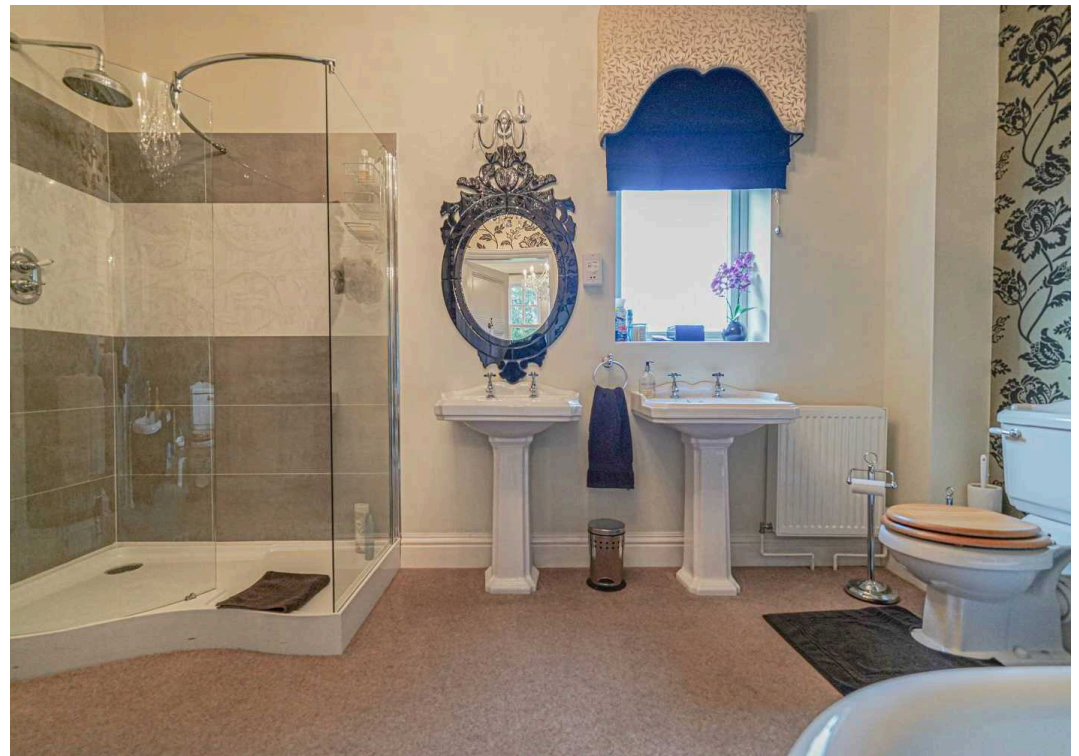
AGA free standing cooker, Bosch integrated oven, Hotpoint integrated hob, Bosch extractor, Bosch microwave, Samsung fridge/freezer, Hotpoint dishwasher, Hotpoint washing machine, Hotpoint tumble dryer, all carpets, curtains, blinds and light fittings, electric garage door, summer house and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - water meter, oil, mains electricity and septic tank. Loft space - 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.

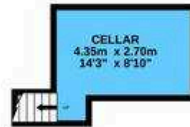


GARAGE

CELLAR

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 508.4 sq.m. (5472 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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