



Rising Lane, Lapworth

Guide Price £2,650,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Located in the sought-after village of Lapworth, this stunning Edwardian property is a true gem. Boasting a meticulous extension and internal remodelling, this residence exudes luxury and sophistication at every turn. Offered to the market with the added benefit of no upward chain, this property is ideal for those seeking a seamless transition into their new dream home.

Upon entering through the private gated entrance, you are greeted by a large stoned driveway and a triple garage with an annexe/office above, providing versatile living arrangements for guests or those working from home. The imposing entrance hallway sets the tone for the grandeur found throughout the property, leading to three reception rooms including a formal living room, family room / snug and dining room, plus a magnificent open plan kitchen/dining area with underfloor heating, and a sun room - ideal for both entertaining and every-day living. Conveniently located off the kitchen is a utility, guest cloakroom and boiler room.



The property boasts five generously sized bedrooms and four beautifully appointed bathrooms, ensuring ample space and comfort for the entire household. The principal bedroom features a large luxury ensuite and a spacious walk-in dressing room, offering a private sanctuary within the home.



Outside, the landscaped rear gardens provide a tranquil setting, complemented by outbuildings and captivating views of open fields. The separate annexe above the triple garage offers additional living space with a living room, kitchen, bedroom, and ensuite - a perfect retreat for guests or independent living. This also offers the ability for those working from home to have a dedicated and private space.

From the high-quality finishes to the thoughtful design elements, this property exudes elegance and sophistication in every aspect. Viewing is essential to truly appreciate the attention to detail and superior craftsmanship that make this period residence a rare find. Don't miss this opportunity to make this exceptional property your own and experience the epitome of luxury living in Lapworth.





- Offered To The Market With The Benefit Of No Upward Chain
- A Stunning Edwardian Property Which Has Been Extended And Internally Remodelled To The Highest Possible Standard
- Set Behind A Private Gated Entrance With Large Driveway And Triple Garage With Annexe / Office Above
- An Outstanding Property Which Offers Five Bedrooms, Four Bathrooms, Three Reception Rooms, Plus A Magnificent Open Plan Kitchen / Dining And Sun Room
- The Ground Floor Accommodation Is Accessed Via An Imposing Entrance Hallway Leading To All Reception Rooms And Staircase Leading To All First Floor Accommodation
- Five Bedrooms And Four Luxury Bathrooms To The First Floor With The Principal Bedroom Affording A Large Luxury Ensuite And A Large Walk In Dressing Room
- Landscaped Rear Gardens With Outbuildings / Store And Superb Views To Open Fields
- Set Within The Sought After Village Of Lapworth And Affording A Most Private Aspect To The Front And Rear
- Separate Annexe Located Above Triple Garage With Living Room / Kitchen / Bedroom And Ensuite Ideal For Those Hosting Relatives Or Working From Home
- Viewing Is Essential To Appreciate The Finish And Quality Of This Superb Period Residence



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: F

Tenure: Freehold





MAIN HOUSE

ENTRANCE HALL

LIVING ROOM

32' 0" x 15' 11" (9.75m x 4.85m)

FAMILY ROOM / SNUG

19' 8" x 13' 1" (6.00m x 4.00m)

DINING ROOM

16' 9" x 10' 2" (5.10m x 3.10m)

KITCHEN / DINING AREA

26' 3" x 18' 6" (8.00m x 5.65m)

SUN ROOM

13' 1" x 10' 6" (4.00m x 3.20m)

UTILITY

WC

BOILER ROOM

FIRST FLOOR

PRINCIPAL BEDROOM

17' 0" x 16' 1" (5.18m x 4.90m)

ENSUITE

12' 10" x 12' 0" (3.90m x 3.65m)

WALK IN WARDROBE

12' 10" x 7' 1" (3.90m x 2.15m)

BEDROOM TWO

16' 1" x 14' 3" (4.90m x 4.35m)

ENSUITE

7' 7" x 6' 3" (2.30m x 1.90m)

BEDROOM THREE

16' 11" x 10' 6" (5.15m x 3.20m)

BEDROOM FOUR

11' 0" x 8' 2" (3.35m x 2.50m)



JACK 'N' JILL ENSUITE

8' 6" x 5' 11" (2.59m x 1.80m)

BEDROOM FIVE

16' 11" x 10' 5" (5.15m x 3.18m)

BATHROOM

10' 6" x 8' 2" (3.20m x 2.50m)

OUTBUILDINGS

STORAGE

7' 3" x 4' 11" (2.20m x 1.50m)

LOG STORE

7' 3" x 6' 11" (2.20m x 2.10m)

TOOL STORE

9' 10" x 7' 3" (3.00m x 2.20m)

TOTAL SQUARE FOOTAGE

343.6 sq.m (3698 sq.ft) approx.

GARAGE AND ANNEXE

DOUBLE GARAGE

28' 10" x 20' 2" (8.80m x 6.15m)

GARAGE

17' 7" x 9' 6" (5.35m x 2.90m)

ENTRANCE HALLWAY

FIRST FLOOR

LIVING ROOM

21' 0" x 17' 1" (6.40m x 5.20m)

KITCHEN

8' 6" x 6' 7" (2.59m x 2.00m)

BEDROOM

10' 10" x 9' 0" (3.30m x 2.75m)



ENSUITE

7' 10" x 6' 2" (2.40m x 1.88m)

TOTAL SQUARE FOOTAGE

135.6 sq.m (1460 sq.ft) approx.

OUTSIDE THE PROPERTY

GATED DRIVEWAY PARKING FOR MULTIPLE VEHICLES

EV CHARGING

LANDSCAPED GARDENS WITH VIEWS OVER OPEN FIELDS



ITEMS INCLUDED IN THE SALE

Miele integrated oven, Miele integrated hob, Miele extractor, Miele microwave, Miele fridge, Miele freezer, Miele dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, some light fittings, zoned underfloor heating in kitchen/dining area & sun room, fitted wardrobes in two bedrooms, CCTV, electric garage door and 2022 electric car charging point. Further items subject to negotiation.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

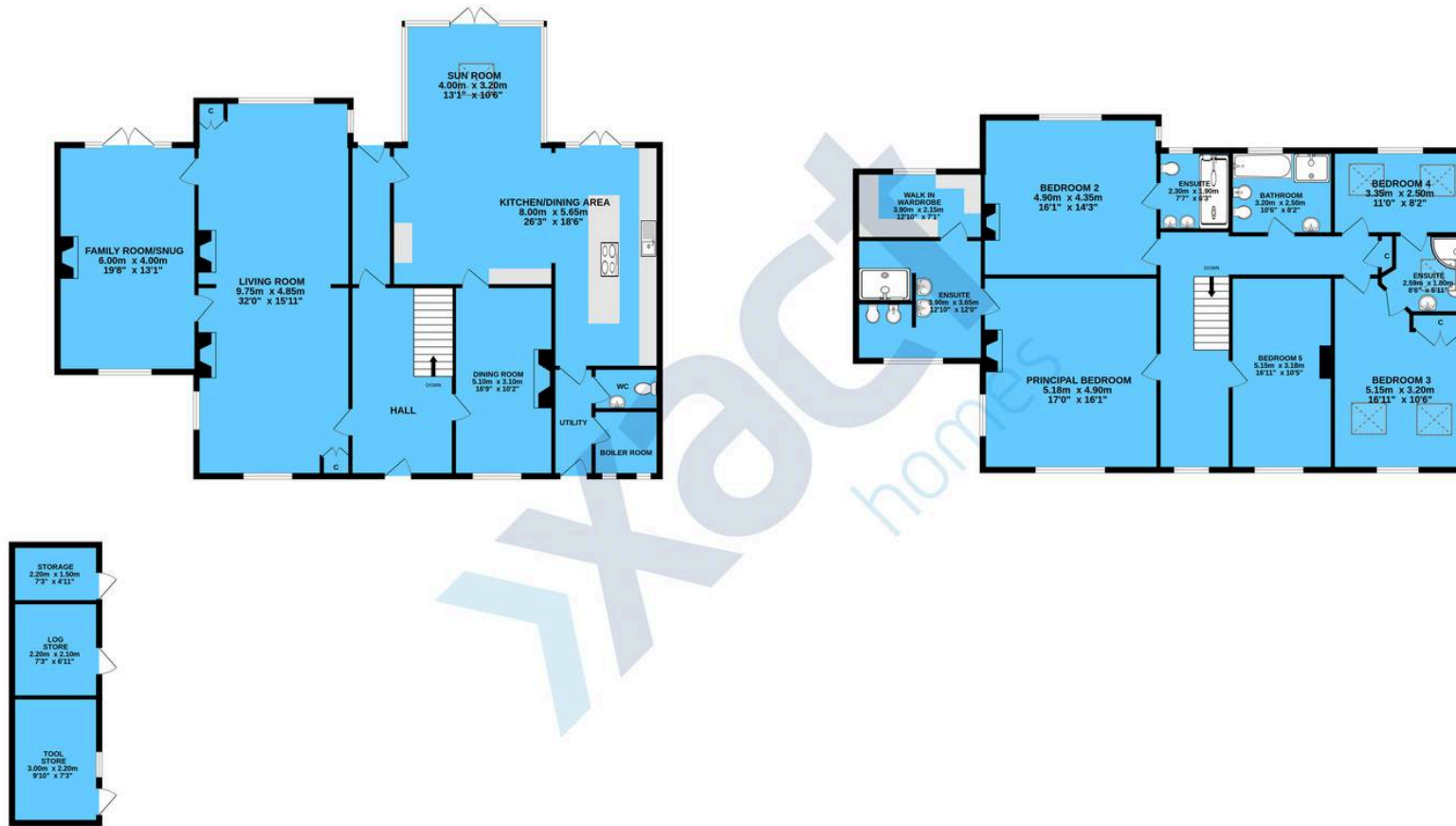
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

1ST FLOOR



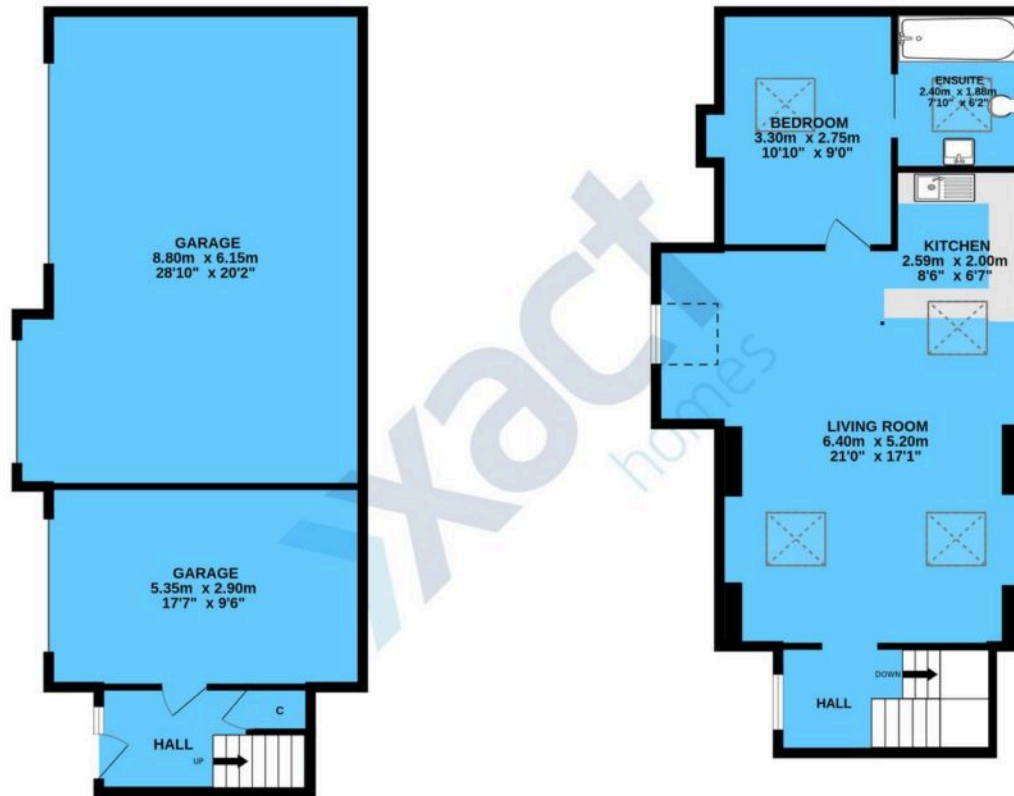
TOTAL FLOOR AREA : 343.6 sq.m. (3698 sq.ft.) approx.

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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GARAGE

ANNEXE



TOTAL FLOOR AREA: 135.6 sq.m (1460 sq.ft.) approx.

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