



Kingswood Green, Lapworth

Guide Price £1,995,000





## PROPERTY OVERVIEW

A rare opportunity presents itself with the arrival of this outstanding six-bedroom detached property, meticulously designed by the present owners and constructed to the highest standards by AC Lloyd in 2020. This exceptional residence is offered to the market with the added advantage of no upward chain, ensuring a smooth and hassle-free transaction. Nestled within a secluded private gated development, this home boasts a sophisticated aesthetic and a harmonious blend of luxury and technology. The incorporation of Loxone SMART technology elevates the living experience, featuring automated LED spot lights, zoned underfloor heating on the ground floor, and a state-of-the-art alarm system for added security and convenience. Approaching the property, a grand entrance is ensured with a large block-paved driveway providing ample parking space for multiple vehicles, complemented by a double garage for added convenience. Furthermore, the property offers versatile living spaces, including a sixth bedroom/annexe/gym/home office above the garage with a luxurious ensuite, accessed via a separate staircase. The ground floor of the property is adorned with three well-appointed reception rooms, all accessible via an imposing entrance hallway.



These spaces include a sitting room, study and a generous family room, providing ample options for relaxation and entertainment. The centrepiece of the home is the magnificent open-plan kitchen/dining and family room, complete with bi-fold doors leading to the rear garden. Ascending to the first floor, five spacious double bedrooms await, accompanied by four deluxe bathrooms. The principal bedroom features a Juliet balcony, a dressing room and a lavishly appointed ensuite, offering a private sanctuary for the homeowners. Bedroom two and three also afford large luxury ensuites with the remaining bedrooms serviced via the family bathroom. Outside, the landscaped gardens to the rear and side of the property create an idyllic backdrop, with full-width patio areas perfect for outdoor gatherings. The property enjoys a unique setting backing onto a tranquil canal, affording countryside views to the rear and enhancing the sense of peace and privacy. In summary, this meticulously crafted property offers a rare opportunity to acquire a bespoke residence built to the highest specifications, where luxury and technology converge seamlessly to create an exceptional living experience.





#### 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



- Offered To The Market With The Benefit Of No Upward Chain
- Outstanding Six Bedroom Detached Property Individually Designed By The Present Owners And Built By AC Lloyd In 2020
- Set Behind A Private Gated Development And Built To Exacting Standards And Benefitting From A Balance Of The 10 Year New Build Guarantee
- Features Loxone SMART Technology Including Automated LED Spot Lights, Zoned Underfloor Heating To ground Floor And Alarm System
- Set Behind A Large Block Paved Driveway With Parking For Multiple Vehicles And Double Garage
- Providing Extremely Versatile Accommodation With Sixth Bedroom / Annexe / Gym / Home Office Above Garage Accessed Via Separate Staircase And With Luxury Ensuite
- Three Reception Rooms To Ground Floor All Accessed Via Imposing Entrance Hallway Including Sitting Room, Study And Family Room
- Magnificent Open Plan Kitchen / Dining And Family Room With Bi-Fold Doors Leading To Rear Garden Plus Utility / Boot Room, Rear Lobby With Separate Access Leading To Gym / Office / Bed 6
- Five Double Bedrooms And Four Luxury Bathrooms To First Floor, Principal Bedroom With Juliet Balcony, Dressing Room and Large Luxury Ensuite
- Landscaped Gardens To The Rear And Side Of The Property With Full Width Patio Areas And Backing Onto Canal With Countryside Side Views To Rear



## **ENTRANCE HALLWAY**

## **WC**

## **SITTING ROOM**

18' 1" x 13' 1" (5.51m x 3.99m)

## **FAMILY ROOM**

13' 9" x 13' 3" (4.19m x 4.04m)

## **STUDY**

13' 3" x 9' 7" (4.04m x 2.92m)

## **KITCHEN/DINING & FAMILY ROOM**

29' 3" x 26' 10" (8.92m x 8.18m)

## **PANTRY**

## **UTILITY/BOOT ROOM**

18' 11" x 13' 10" (5.77m x 4.22m)

## **REAR LOBBY**

9' 11" x 9' 1" (3.02m x 2.77m)

## **DOUBLE GARAGE**

20' 2" x 19' 11" (6.15m x 6.07m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

16' 7" x 13' 3" (5.05m x 4.04m)

## **DRESSING ROOM**

13' 3" x 10' 8" (4.04m x 3.25m)

## **ENSUITE**

13' 7" x 8' 2" (4.14m x 2.49m)

**BEDROOM TWO**

18' 2" x 13' 2" (5.54m x 4.01m)

**ENSUITE**

9' 11" x 4' 10" (3.02m x 1.47m)

**BEDROOM THREE**

13' 2" x 12' 8" (4.01m x 3.86m)

**ENSUITE**

7' 0" x 4' 9" (2.13m x 1.45m)

**BEDROOM FOUR**

13' 2" x 12' 10" (4.01m x 3.91m)

**BEDROOM FIVE**

13' 3" x 9' 11" (4.04m x 3.02m)

**BATHROOM**

10' 1" x 9' 11" (3.07m x 3.02m)

**BEDROOM SIX/ANNEXE/GYM/HOME OFFICE**

19' 11" x 17' 5" (6.07m x 5.31m)

**ENSUITE**

7' 7" x 5' 7" (2.31m x 1.70m)

**TOTAL SQUARE FOOTAGE**

397 sq.m (4273 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Two integrated ovens, integrated hob, extractor, microwave, American fridge/freezer, Quooker tap, dishwasher, underfloor heating, electric garage door, all carpets and blinds, CCTV and fitted wardrobes in five bedrooms.



#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - 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.

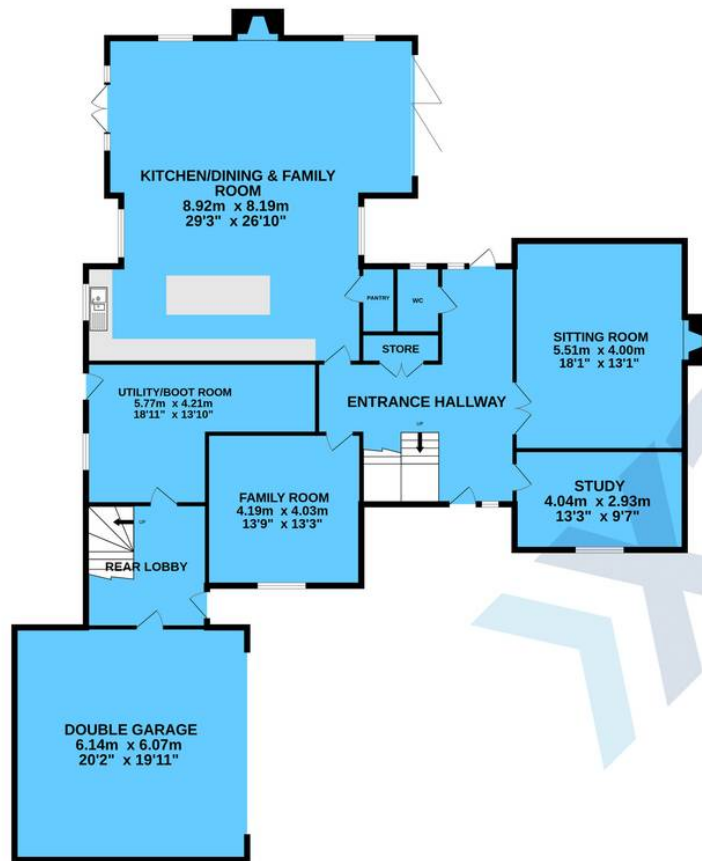
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

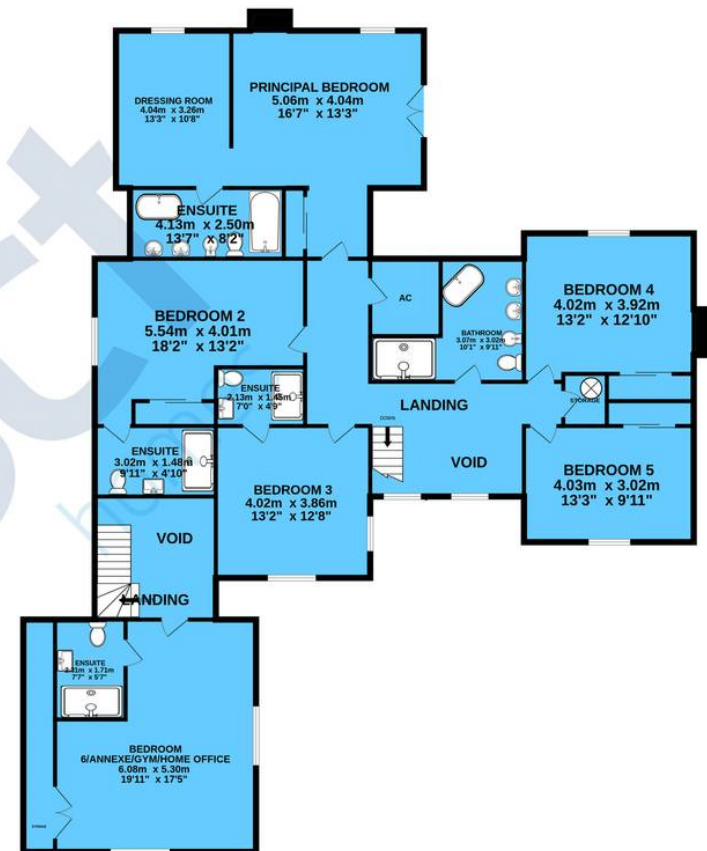




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 397.0 sq.m. (4273 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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# Xact Homes

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