



Old Warwick Road, Lapworth

Guide Price £850,000





PROPERTY OVERVIEW

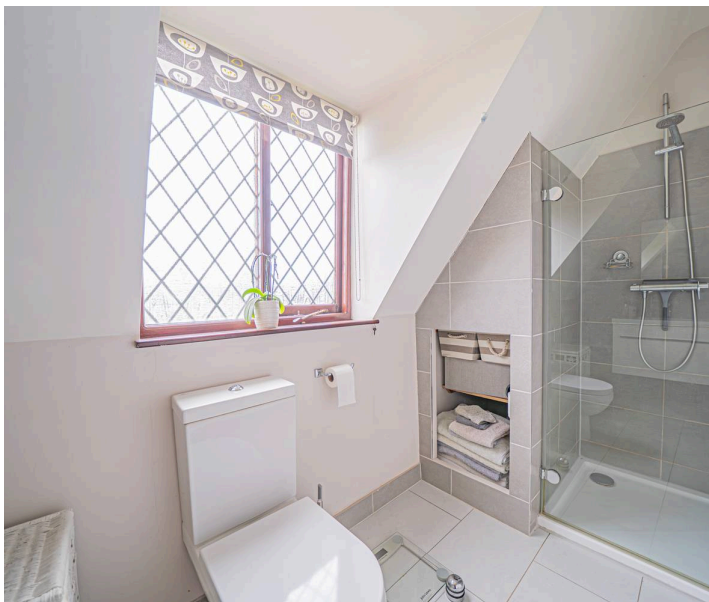
This substantial three bedroom detached cottage offers a rare opportunity to acquire a characterful home with far-reaching views over the Warwickshire countryside, set within the desirable village of Lapworth.

Originally constructed in 1930 as the residence for the local district nurse, the property is approached via a gated front garden, featuring a well-maintained lawn, a gravel driveway, and a detached double garage (ideal for secure parking or additional storage).

Upon entry, the welcoming hall leads into a spacious dual-aspect lounge, complete with a log burner that creates a warm and inviting atmosphere, perfect for relaxing or entertaining. The ground floor also benefits from a large breakfast kitchen and a separate dining room, providing versatile living spaces suitable for both formal and informal occasions.

Upstairs, the property boasts three generous double bedrooms, all thoughtfully appointed and serviced by two bathrooms. The principal bedroom features an en-suite shower room, offering a private retreat, while the additional family bathroom is conveniently located for the remaining bedrooms.

The rear of the property is enhanced by a well-established garden, complete with a decking area and veranda, both of which provide the perfect vantage point to enjoy the surrounding countryside views.





This unique home is ideally situated for those seeking a peaceful village lifestyle, while remaining within easy reach of local amenities, reputable schools, and excellent transport links to Solihull, Warwick, and Birmingham.

Combining historical significance, generous proportions, and a picturesque setting, this delightful cottage presents an exceptional opportunity for families or those looking to embrace village life in a sought-after Warwickshire location. Early viewing is highly recommended to fully appreciate the charm, space, and potential this property has to offer.

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: G

Tenure: Freehold





- Substantial Three Bedroom Detached Cottage, With Views Over The Warwickshire Countryside Set Within Lapworth Village
- Set Behind A Gated Front Garden With A Lawn, Gravel Driveway & Detached Double Garage
- The Property Is Accessed Via The Entrance Hall & Includes A Large Dual Aspect Lounge With Log Burner & Spacious Dining Room
- To The Rear Is A Fully Fitted Breakfast Kitchen With Views Over The Garden & A Convenient Guest WC
- Upstairs, The Property Boasts Three Double Bedrooms Which Are Serviced By Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Well-Established Garden, Featuring A Decking Area & Veranda With Views Over The Warwickshire Countryside
- Originally Built In 1930 To Be The Home Of The Local District Nurse



ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

22' 11" x 18' 3" (6.99m x 5.57m)

BREAKFAST KITCHEN

23' 0" x 9' 0" (7.02m x 2.75m)

DINING ROOM

16' 2" x 11' 2" (4.94m x 3.40m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

20' 1" x 11' 3" (6.11m x 3.44m)

ENSUITE

11' 8" x 4' 8" (3.55m x 1.42m)

BEDROOM TWO

11' 9" x 10' 2" (3.57m x 3.09m)

BEDROOM THREE

10' 9" x 9' 4" (3.28m x 2.84m)

BATHROOM

8' 6" x 5' 9" (2.59m x 1.74m)

TOTAL SQUARE FOOTAGE

197.0 sq.m (2124 sq.ft) approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE

16' 9" x 15' 11" (5.10m x 4.86m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

DECKING AREA

VERANDA



ITEMS INCLUDED IN THE SALE

Rangemaster free-standing cooker, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, garden shed, greenhouse and garden sun house.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), septic tank 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.

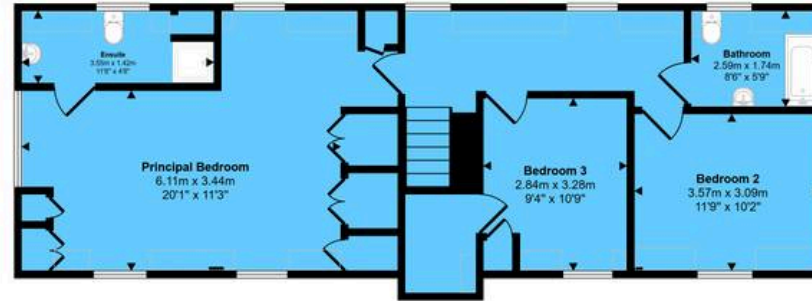


Approx Gross Internal Area
197 sq m / 2124 sq ft

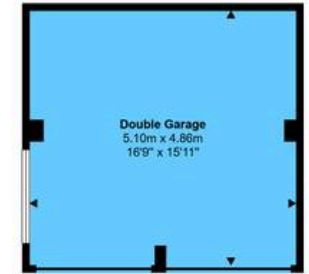


Ground Floor
Approx 95 sq m / 1024 sq ft

Denotes head height below 1.5m



First Floor
Approx 77 sq m / 834 sq ft



Garage
Approx 25 sq m / 266 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

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