



Chapel Lane, Lapworth

Guide Price £1,800,000





## PROPERTY OVERVIEW

Oak Lodge is a significantly extended and absolutely stunning five / six bedroom, five bathroom and four reception room detached property offering superb versatility and a large family home set within an extremely private location in the village of Lapworth. The property is accessed via a tree lined driveway off Chapel Lane which in turn provides access to two properties, one of which is Oak Lodge which is set back behind a farm style gated entrance and large block paved driveway providing ample parking and also leading to a double garage and a further single garage to the front elevation. Internally the property is finished to the highest specification with underfloor heating throughout the ground floor which is accessed via a large spacious dining hallway providing access to all ground floor accommodation. There are a further three reception rooms to the ground floor being living room, large study which affords bi fold doors opening into a further reception room which could be utilised as a play / family room or even a further bedroom given that it affords its own shower room. To the rear of the property is a further double bedroom with a luxury ensuite and french doors opening onto the rear garden and to the front of the property is a further double bedroom.



Off the entrance hallway is a guest cloakroom / shower room and to the rear the property has been substantially extended to provide a magnificent open plan breakfast kitchen and family room with a vaulted ceiling, full height glass providing immense amounts of natural light. The kitchen is fitted with a range of base wall and drawer units with granite work-surface over and bi-fold doors opening onto the rear patio. The kitchen also provides access into a useful utility. To the first floor are three further bedrooms and two luxury ensuite. The guest / second bedroom is located to the front elevation and has extensive fitted wardrobes, large luxury ensuite facility and a large and superb balcony providing ample room for table and chairs. To the rear is the principal bedroom which benefits from superb views of the rear garden via a Juliet style balcony, and extensive bank of fitted wardrobes which leads to a large luxury ensuite with separate bath and shower. The third bedroom is currently used as a dressing room, however, could easily be utilised as a bedroom / study and also has shared access to the balcony off the guest bedroom. Outside, and a particular feature of the property, is the beautifully landscaped and private rear garden which is accessed via bi-fold doors from the kitchen and one of the bedrooms to the rear of the property.





The garden affords beautifully stocked borders, water feature, shrubs and trees and is mainly laid with lawn. To the rear of the property and accessed via a paved pathway is a purpose built cabin which is currently used as an annexe with three bedrooms, bathroom and open plan living / kitchen area, utility and wc. The cabin could easily be used as teenage / granny suit or those looking for a private home office. Oak Lodge is a stunning property which truly requires internal inspection to be fully appreciated and offers spacious and versatile living accommodation meeting all the requirements of any large family. To arrange your private viewing please contact 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.



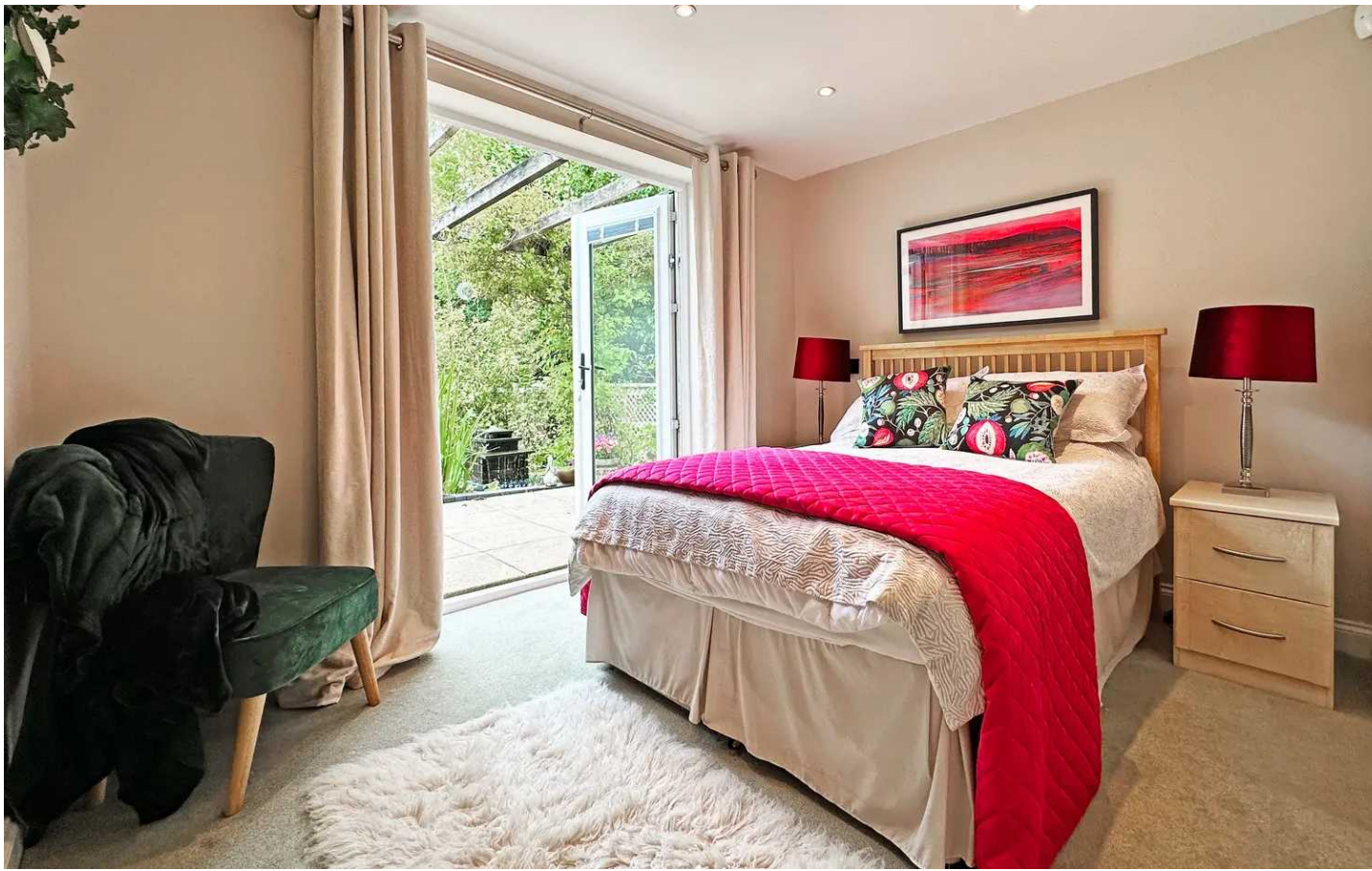


Being surrounded by greenbelt countryside with many rural, canalside walks and bridle paths, Lapworth is an outstanding village for those who enjoy natural countryside. There are two National Trust properties close to Lapworth, the historic houses of Baddesley Clinton and Packwood House. Stratford-upon-Avon 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: E

Tenure: Freehold

- Significantly Extended & Extremely Versatile Detached Property
- Five / Six Bedrooms
- Five Bathrooms & Four Reception Rooms
- Private & Sought After Location In Village Of Lapworth
- Triple Garage & Large Block Paved Driveway Behind Gated Entrance
- Cabin / Annexe To Rear With Three Bedrooms
- Stunning Landscaped Rear Garden

**DINING HALLWAY**

22' 12" x 16' 10" (7.01m x 5.14m)  
max

**LIVING ROOM**

17' 9" x 13' 9" (5.4m x 4.2m)

**STUDY**

13' 11" x 10' 10" (4.25m x 3.3m)

**BEDROOM FOUR**

15' 3" x 12' 6" (4.65m x 3.8m)

**ENSUITE**

6' 7" x 5' 9" (2m x 1.75m)

**BEDROOM FIVE**

15' 7" x 10' 6" (4.75m x 3.2m)

**PLAYROOM/FAMILY ROOM/BEDROOM 6**

12' 2" x 11' 12" (3.7m x 3.65m)

**SHOWER ROOM**

8' 2" x 4' 6" (2.5m x 1.36m)

**CLOAKROOM/SHOWER ROOM**

7' 1" x 5' 11" (2.15m x 1.8m)

**BREAKFAST/KITCHEN/FAMILY ROOM**

24' 5" x 18' 8" (7.45m x 5.7m)

**UTILITY**

8' 8" x 7' 5" (2.65m x 2.25m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

17' 1" x 13' 11" (5.2m x 4.25m)

**BALCONY**

13' 1" x 2' 6" (4m x 0.75m)





**ENSUITE/BATHROOM**

8' 8" x 13' 7" (2.65m x 4.15m)

With separate bath and shower

**BEDROOM TWO**

15' 1" x 11' 4" (4.6m x 3.45m)

**ENSUITE**

8' 6" x 4' 3" (2.6m x 1.3m)

**BALCONY**

16' 5" x 13' 1" (5m x 4m)

**BEDROOM THREE**

17' 5" x 12' 10" (5.3m x 3.9m)

**OUTSIDE THE PROPERTY**

**OAK LODGE CABIN/ANNEXE**

**HALLWAY**

11' 5" x 3' 12" (3.47m x 1.21m)

**UTILITY/WC**

7' 11" x 5' 9" (2.41m x 1.74m)

**LIVING/KITCHEN AREA**

24' 1" x 9' 6" (7.35m x 2.9m)

**BEDROOM ONE**

15' 9" x 8' 2" (4.8m x 2.5m)

**BEDROOM TWO**

9' 6" x 8' 0" (2.9m x 2.45m)

**BEDROOM THREE**

8' 2" x 8' 0" (2.5m x 2.45m)

**BATHROOM**

8' 2" x 5' 9" (2.5m x 1.75m)

**DOUBLE GARAGE**

**SINGLE GARAGE**

**ALL ASPECT FACING GARDEN**

**TOTAL FLOOR AREA**

395.2 Square meters - 4253 square feet

**ITEMS INCLUDED IN THE SALE**

Extractor, microwave, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in all bedrooms, underfloor heating (all ground floor is gas and ensuite and main bedroom electric), garden shed and CCTV

**FURTHER ITEMS TO BE INCLUDED IN THE SALE**

Oak Lodge cabin.

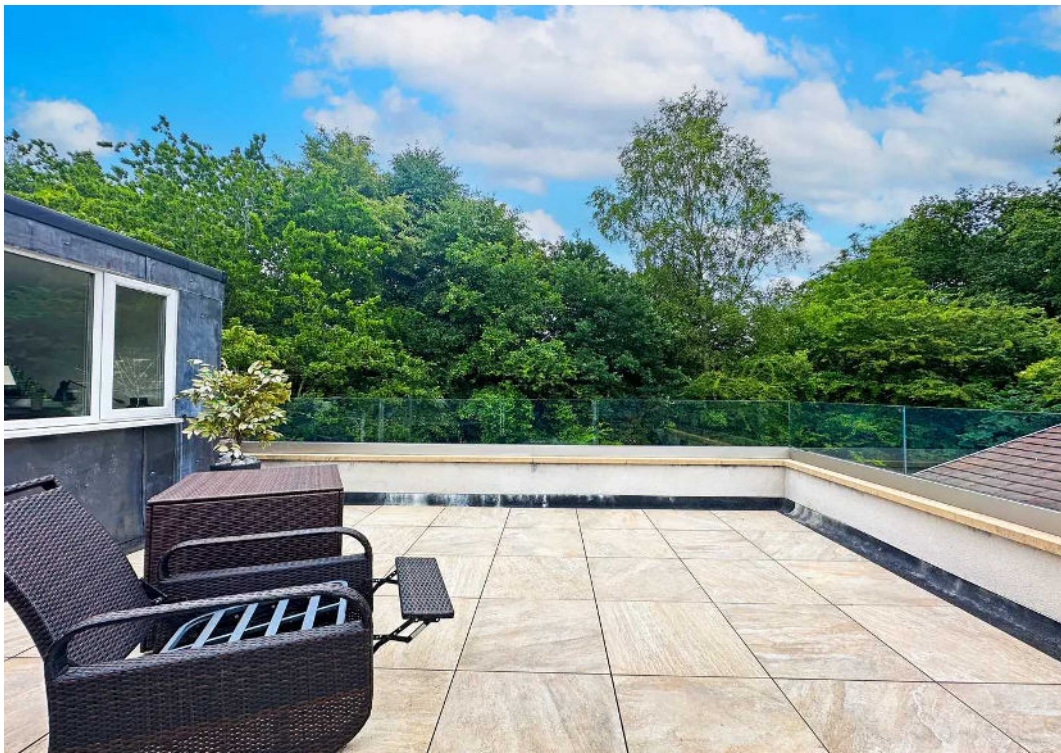
**ADDITIONAL INFORMATION**

Services: LPG gas and electricity. Broadband: BT Fibre-Optic. Loft Space: boarded with lighting

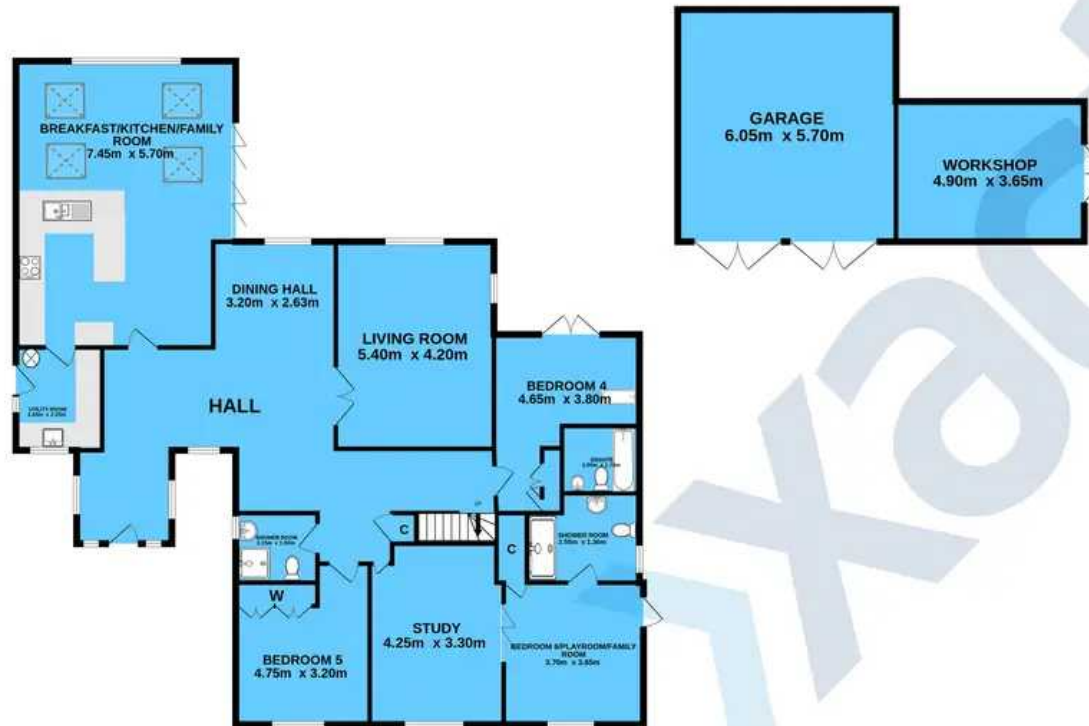
**MONEY LAUNDERING REGULATIONS**

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.

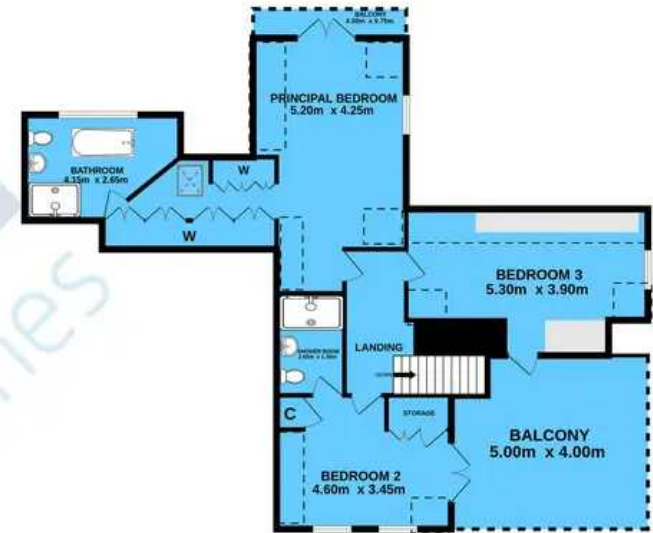




GROUND FLOOR  
237.7 sq.m. approx.



1ST FLOOR  
97.1 sq.m. approx.



TOTAL FLOOR AREA : 334.8 sq.m. 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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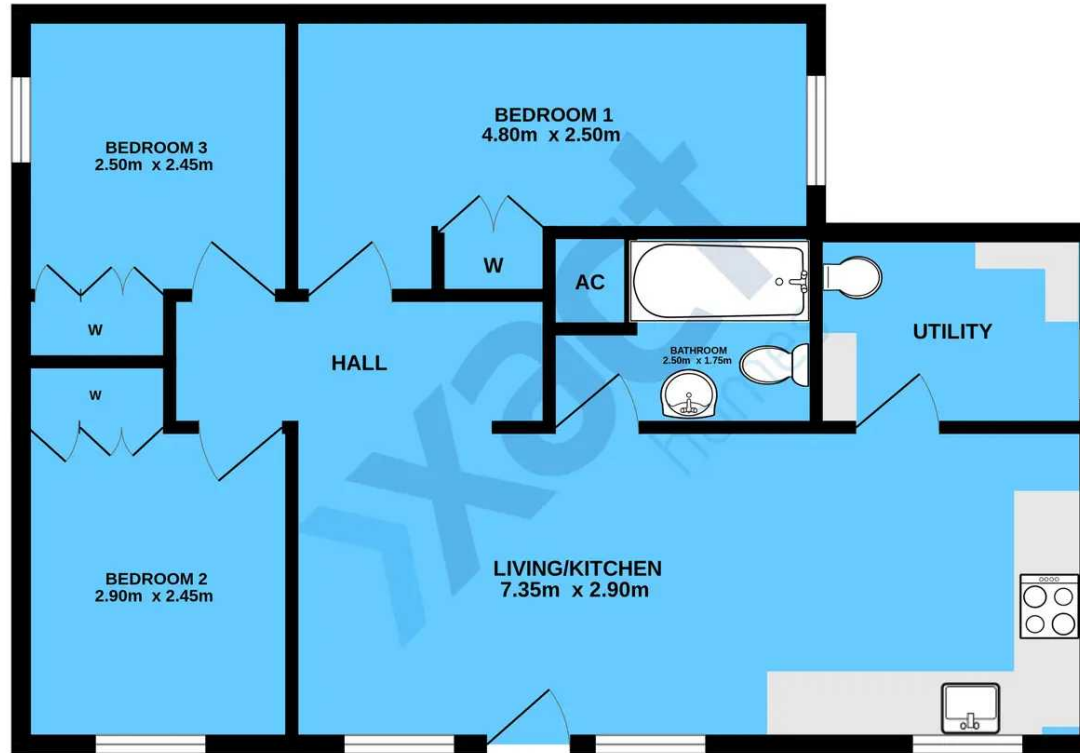
**Xact Homes**

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# OAK LODGE CABIN



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## Xact Homes

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