



Rosemary Cottage

Station Lane
Lapworth
Warwickshire

theAgents
property consultants

A charming house set on the edge of the desirable village of Lapworth. With access to countryside walks and excellent transport links to London.

**ROSEMARY COTTAGE
LAPWORTH**

Summary

Description

A delightful unique four bedroom property hidden away at the end of a private driveway, in the popular village of Lapworth. The house is well laid out inside and has secluded gardens that wrap around the property. The beautiful Warwickshire countryside is on your doorstep and Lapworth station is within walking distance giving direct access to London

Ground Floor

The front door opens into a light and airy entrance hall, leading off the hall is the utility, cloakroom and stairs. The principal reception rooms are found on this floor including the sitting room with multi-fuel burner, French doors and window to front, a study providing space to work from home and an open-plan kitchen dining family room. The kitchen has a range of oak cupboard doors beneath a granite worktop with a range cooker, a door leads onto the garden perfect for entertaining. There is also a snug on this floor providing a second living room space.

The Basement

The basement has been designed with windows in all of the bedrooms to allow natural light and air to flow into the rooms, the principal bedroom is complete with an attractive en suite bathroom. There are three further bedrooms and the family bathroom on this floor.

Outside,

The property benefits from a long private driveway opening up to provide parking for several cars. The garden wraps around the property and offers the perfect space to entertain outdoors or to sit peacefully and reflect.

Location

Lapworth has a village shop, restaurants such as The Punch Bowl and The Boot and highly regarded primary school, Henley in Arden is a short distance away for high school or Warwick provides excellent public schools. Rosemary Cottage is within walking distance of the station and within easy access to the M40 and M42 giving good access onto the Midlands motorway network and Birmingham International Airport, as well as the M40 for Oxford and London. Solihull, Henley-in-Arden, Warwick and Stratford-upon-Avon are all readily accessible.

Services to the Property

Oil, Mains Water, Mains Drainage, Electric

Local Authority

Warwick District Council

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

EPC Rating

Band C

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.











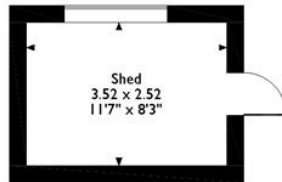




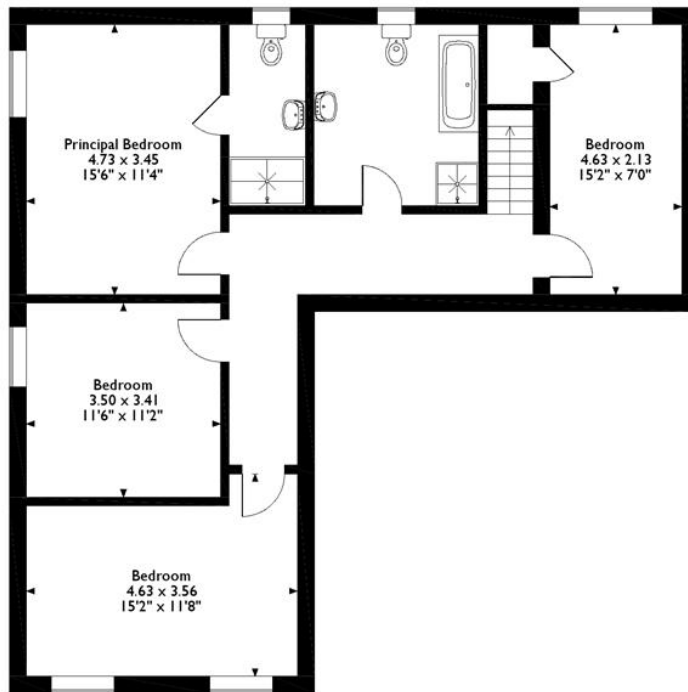


Rosemary Cottage, 185 Station Lane Lapworth, Solihull

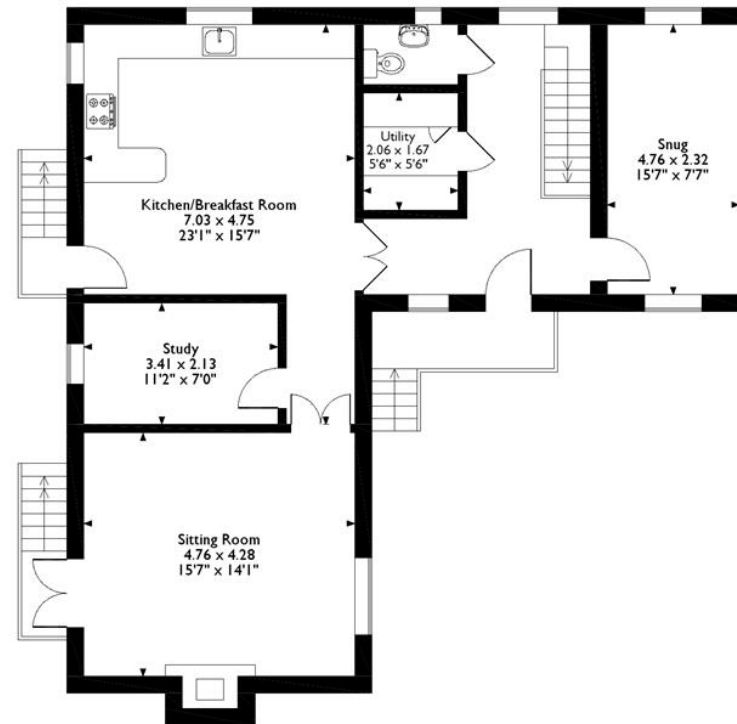
Approximate Gross Internal Area
Main House = 174 Sq M/1872 Sq Ft
Outbuilding = 9 Sq M/95 Sq Ft



Outbuilding



Basement



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Important Notice

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