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YOUR PREMIUM AGENT

**9 AYLESBURY COURT
AYLESBURY ROAD, LAPWORTH
B94 6BE**

Nestled in a private gated development, this beautifully presented five-bedroom home offers the perfect blend of space, comfort and contemporary living. With multiple en-suites, generous living areas, and a private garden with detached double garage, it's an ideal retreat for modern families. Located near scenic walks and just minutes from Dorridge and Hockley Heath, this is countryside living with everyday convenience.

9 AYLESBURY COURT, LAPWORTH

Tucked away in a secure gated development, this five bedroom detached home offers a fantastic balance of comfort, space, and contemporary design. Boasting three ensuite and a family bathroom, it's thoughtfully laid out for modern family living. The light-filled lounge enjoys dual aspect views and a striking log burner, with French doors opening directly onto the garden patio — perfect for relaxed evenings or entertaining. A versatile dining room, currently used as a playroom, adds to the flexible layout, while the generous kitchen/living space is ideal for busy households, complete with a separate utility room and handy side access. Upstairs, the bedrooms are well-proportioned, offering privacy and functionality, while the home's overall finish reflects consistent upkeep and tasteful styling throughout. Outside, a private garden and patio provide a peaceful outdoor space, complemented by a detached double garage. Set in a semi-rural location with easy access to scenic walking routes, it's ideal for dog lovers or those looking to enjoy the outdoors. Conveniently close to both Dorridge and Hockley Heath, this property is a wonderful option for families seeking space and a touch of countryside calm — all within reach of local amenities





This well-proportioned home welcomes you with a bright and spacious hallway that sets the tone for the rest of the property. The large lounge is a standout space, featuring a charming log burner, floor-to-ceiling windows and double doors that flood the room with natural light. The open-plan kitchen, dining and living area is perfect for modern family life, with dual aspect views and direct access to the garden patio via bifold doors creating a seamless indoor and outdoor space. A separate utility room with additional storage and side access adds practicality. The dining room, currently used as a playroom, offers flexibility for changing needs. A home office, guest W/C and cloakroom complete the ground floor, making this layout both functional and inviting.







The first-floor landing opens to five double bedrooms, offering plenty of space for family and guests. The principal bedroom enjoys its own ensuite and built-in wardrobes with sleek sliding doors. Two additional bedrooms also benefit from private ensuites and integrated storage, creating comfortable, self-contained spaces. The remaining bedrooms are equally spacious and well-lit, making them ideal for children or guest accommodation. The family bathroom is finished in a contemporary style and includes both a bath and separate shower.





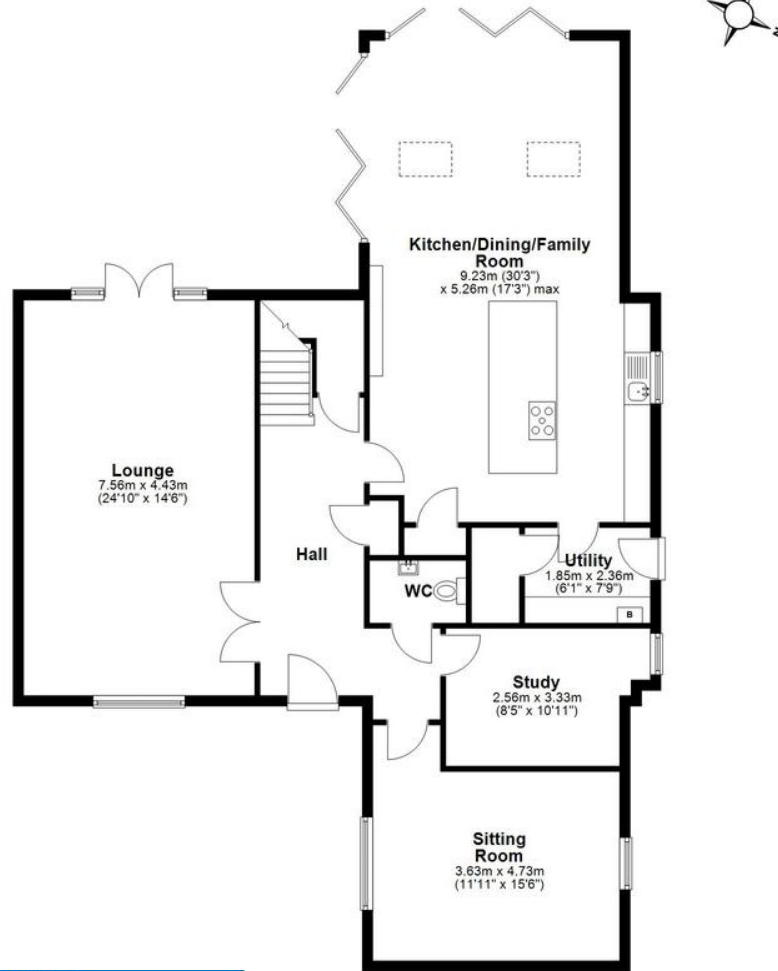


Positioned within a secure gated development, the property benefits from a sweeping driveway and detached double garage, offering ample parking and storage. The rear garden is private and well-sized, ideal for family use or entertaining. With a paved patio area accessible via bifold doors from both the kitchen and lounge, the layout invites seamless indoor outdoor living. Surrounded by greenery, the garden feels peaceful and well-kept, while the overall setting offers a great sense of space and privacy without being isolated





Ground Floor
Main area: approx. 139.9 sq. metres (1505.7 sq. feet)
Plus garage: approx. 36.1 sq. metres (388.5 sq. feet)



First Floor
Approx. 114.4 sq. metres (1231.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Main area: Approx. 254.3 sq. metres (2736.7 sq. feet)
Plus garage: approx. 36.1 sq. metres (388.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using Plan Up.

FEATURES

- Five Double Bedrooms
- Three En-suites & Family Bathroom
- Spacious Lounge with Double Doors
- Feature Log Burner In Lounge
- Large Kitchen Living Dining Area
- Separate Utility With Side Access
- Detached Double Garage
- Private Secure Gated Development
- Scenic Walks Nearby
- Tudor Grange Academy Catchment

SIZE Total - 2,736 sq ft

TENURE Freehold

Warwick District Council – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	4 Mbps	0.5 Mbps
Superfast	49 Mbps	9 Mbps
Ultrafast	1800 Mbps	200 Mbps

Network in the area: OpenReach

MOBILE

Network in the area: 02

PARKING

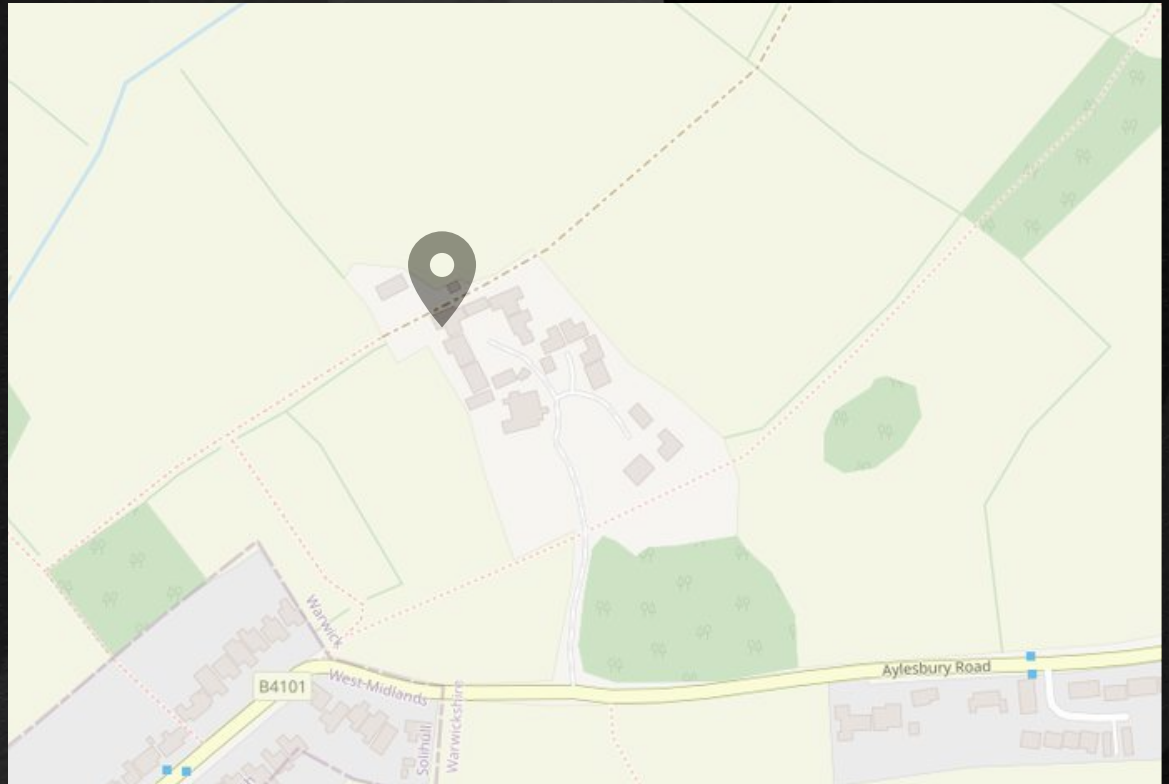
Double Garage and Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Set in a sought-after semi-rural spot, the home is perfectly placed for those seeking peace and accessibility. Just a short walk away, you'll find two welcoming village communities with local shops, cafes and other everyday essentials. This location is particularly appealing for dog walkers and nature lovers, with miles of scenic countryside on the doorstep. Excellent transport links and nearby schools and within Tudor Grange Academy catchment also makes it a great choice for growing families or those looking to settle somewhere that offers a bit of everything — calm surroundings with convenience close by.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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