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YOUR PREMIUM AGENT

**LAKE SIDE  
COMMON LANE  
MAPPLEBOROUGH GREEN  
B80 7DP**

A beautifully extended and renovated five-bedroom home offering elegant interiors, cutting-edge eco credentials, and stunning open views. Tucked away in a peaceful, secluded setting in Mappleborough Green, this unique property combines character, craftsmanship, and energy efficiency — all set in over eight acres of private grounds, making it ideal for those seeking space and tranquillity.



## LAKESIDE, COMMON LANE

Thoughtfully extended and meticulously refurbished by the current owners, this exceptional home blends refined character with modern sustainability. With five bedrooms, two en-suites, and a spectacular Neptune kitchen with bi-fold doors opening to tranquil views, it's a home designed for stylish family living. Underfloor heating, solar panels, and a wood-burning range cooker speak to its energy efficiency, while handcrafted finishes and premium materials ensure lasting quality. Privately set with an outstanding feeling of calm, this is a rare find in Mappleborough Green.









The heart of the home is an expansive kitchen diner, fitted with Neptune Chichester units, granite worktops, butler sinks, a central island with seating, and premium appliances including a NEFF oven and hob, Bosch dishwasher, undercounter fridge, and a black wood-burning Esse range cooker that supplements the heating and lowers energy use. The space is finished with limestone flagstones and underfloor heating, and opens to the rear garden via solid wood bi-folding doors.

The sitting room features another set of bi-fold doors to the garden and a beautiful limestone fireplace with open fire — perfect for cosy evenings. A ground floor wet room includes a dual Hansgrohe shower, WC, and hand basin on a Corian shelf. Solid Idigbo wood doors and bespoke windows, plus oak-framed porches, reflect the home's craftsmanship and quality.















The first floor offers five bedrooms, including two en-suites. Both the principal suite and Bedroom 2 feature French windows with Juliet balconies overlooking the garden and countryside beyond.

The principal suite also enjoys underfloor heating. The family bathroom includes a roll-top claw-foot bath, granite worktop, Neptune cabinetry, and a Mira rainwater shower — all carefully chosen to complement the home's elegant, timeless style.

The beauty of all these bedrooms is the fabulous outlook from each and every vista, naturally lit with natural light.











Extending to over eight acres of land, the property enjoys complete privacy and sweeping open views of the surrounding countryside. The generous grounds include a blend of formal gardens, natural landscape, and woodland, creating a peaceful haven that feels a world away from everyday life. An insulated pump house with a new roof, plumbing, and electrics offers potential for a WC and shower, with its own water and electricity supply. The south-facing roof is fitted with 18 solar panels and a 10kWh storage battery, along with a My Energy EV charger and water heater — all designed to maximise energy efficiency. The property also benefits from a Klargestor sewage treatment system, licensed by the Environment Agency, and cedar cladding that enhances both its thermal performance and architectural appeal.







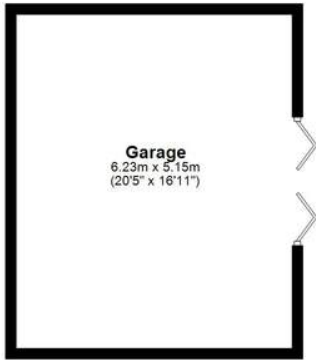
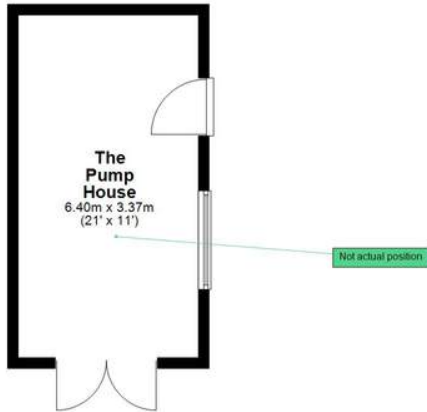






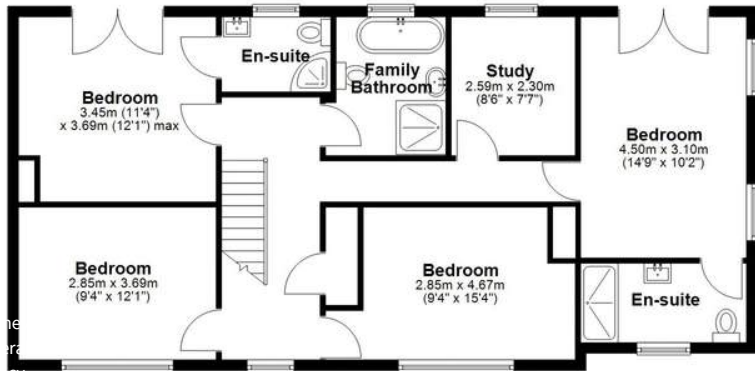
# Ground Floor

Main area: approx. 84.9 sq. metres (913.7 sq. feet)  
 Plus the pump house, approx. 21.5 sq. metres (231.8 sq. feet)  
 Plus garage, approx. 32.1 sq. metres (345.8 sq. feet)

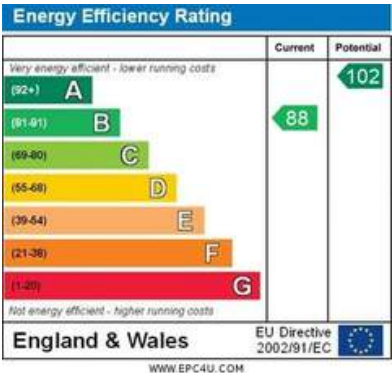


# First Floor

Approx. 86.0 sq. metres (925.3 sq. feet)



Main area: Approx. 170.8 sq. metres (1839.0 sq. feet)  
 Plus the pump house, approx. 21.5 sq. metres (231.8 sq. feet)  
 Plus garage, approx. 32.1 sq. metres (345.8 sq. feet)





## FEATURES

- Five-bedroom detached family home
- Fully renovated and extended throughout
- Extending to over eight acres of private grounds
- Stunning Neptune kitchen
- Two en-suite bedrooms with Juliet balconies
- Solar panels with battery storage and EV charging
- Ground Source Heat Pump(GSHP) providing underfloor heating and radiators
- Private garden with open countryside views
- Insulated pump house with potential shower/WC
- Peaceful, secluded setting in Mappleborough Green

**SIZE** Total - 1,839 sq ft

**TENURE** Freehold

**STRATFORD-ON-AVON DISTRICT COUNCIL – E**

## SERVICES

Largest sewerage treatment plant, Ground source heating, Solar Power Battery System, Mains Water

## BROADBAND

Type	Max download speed	Max upload speed
Standard	3 Mbps	0.4 Mbps
Superfast	80 Mbps	20 Mbps

**Network in the area:** OpenReach

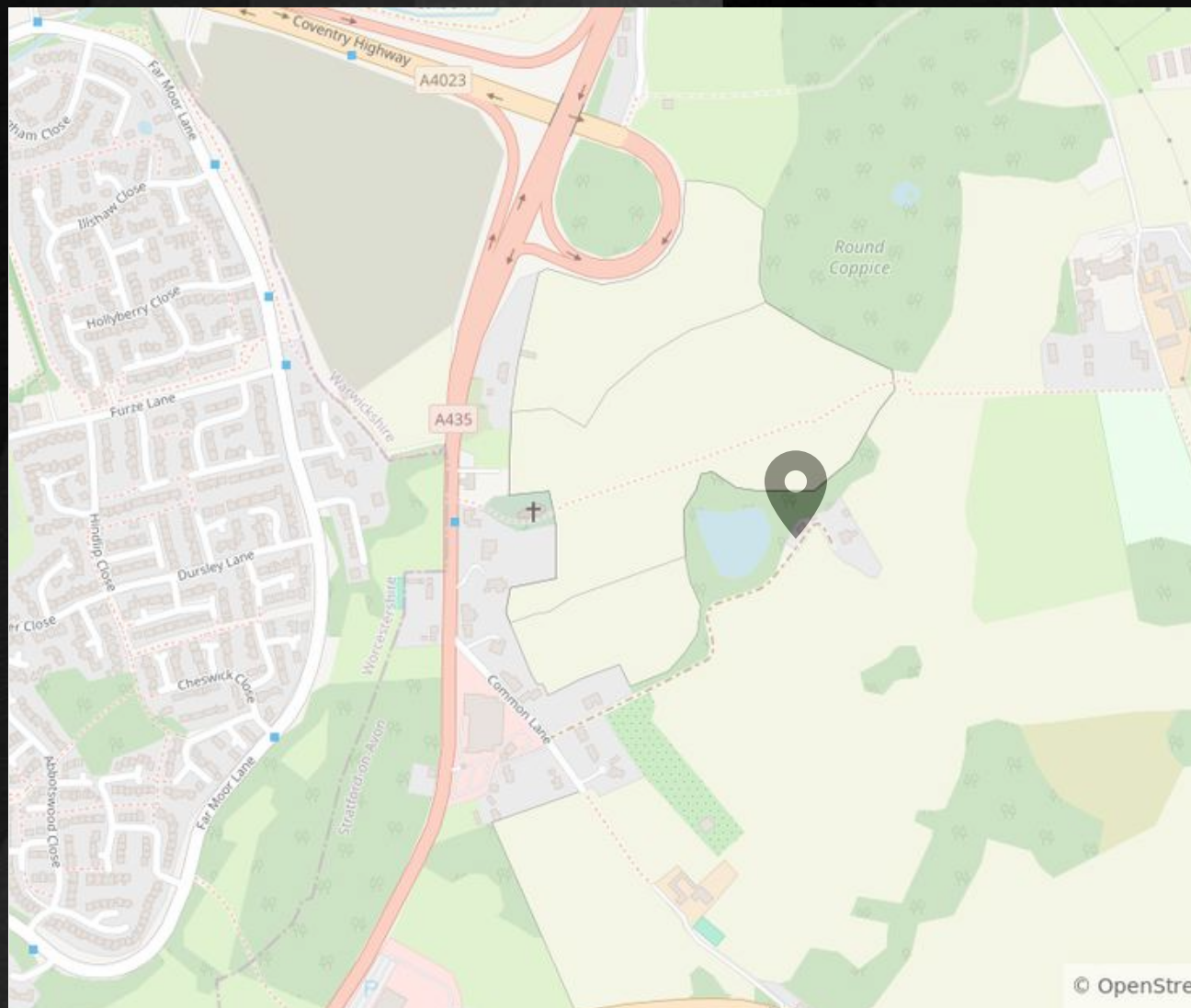
## VIEWING

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 and 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.\*



## LOCATION

Located in the sought-after village of Mappleborough Green, Lakeside enjoys a peaceful semi-rural setting with excellent access to local amenities in Henley-in Arden, Alcester and Stratford upon Avon.

Surrounded by countryside yet conveniently positioned for the M42 and key commuter routes, it offers the perfect balance of tranquillity and connectivity.



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Call us on **01564 777314 (option 4)**

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