



Bushwood Oak, Lapworth, Warwickshire

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An excellent refurbishment opportunity with **extensive gardens and grounds** totalling 10.87 acres with wonderful far-reaching views.

### Distances

Henley-in-Arden 0.5 miles, Warwick 10 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport and Intercity railway train station 15 miles, Stratford-upon-Avon 10 miles, M40 (J16) 2 miles and (J15) 8 miles (all distances and times are approximate)

### Situation

Bushwood Oak is situated in a beautiful location within easy reach of both Lapworth and Henley-in-Arden. Both have many facilities, including doctors, parish churches, public houses, restaurants and pubs. There is a wider range of shopping and recreational facilities in Dorridge, Solihull, Stratford-upon-Avon and Warwick.



#### Tenure

Freehold

#### Local Authority

Warwick District Council:  
01789 267575

#### Council Tax

Band H



There is an excellent range of state, grammar and private schools nearby, including the renowned Solihull boys and girls schools and King Edward the VIII school in Birmingham, Public Schools in Warwick, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep School and Kingsley School for Girls in Leamington Spa.

The property is within easy reach of the intersections with the M40 and M42, giving good access to the Midlands motorway network and the NEC, Birmingham International Airport and the M40 to Oxford and London beyond.

## The property

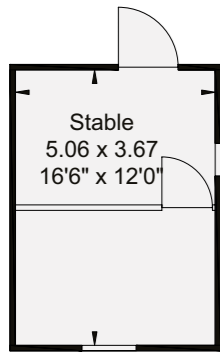
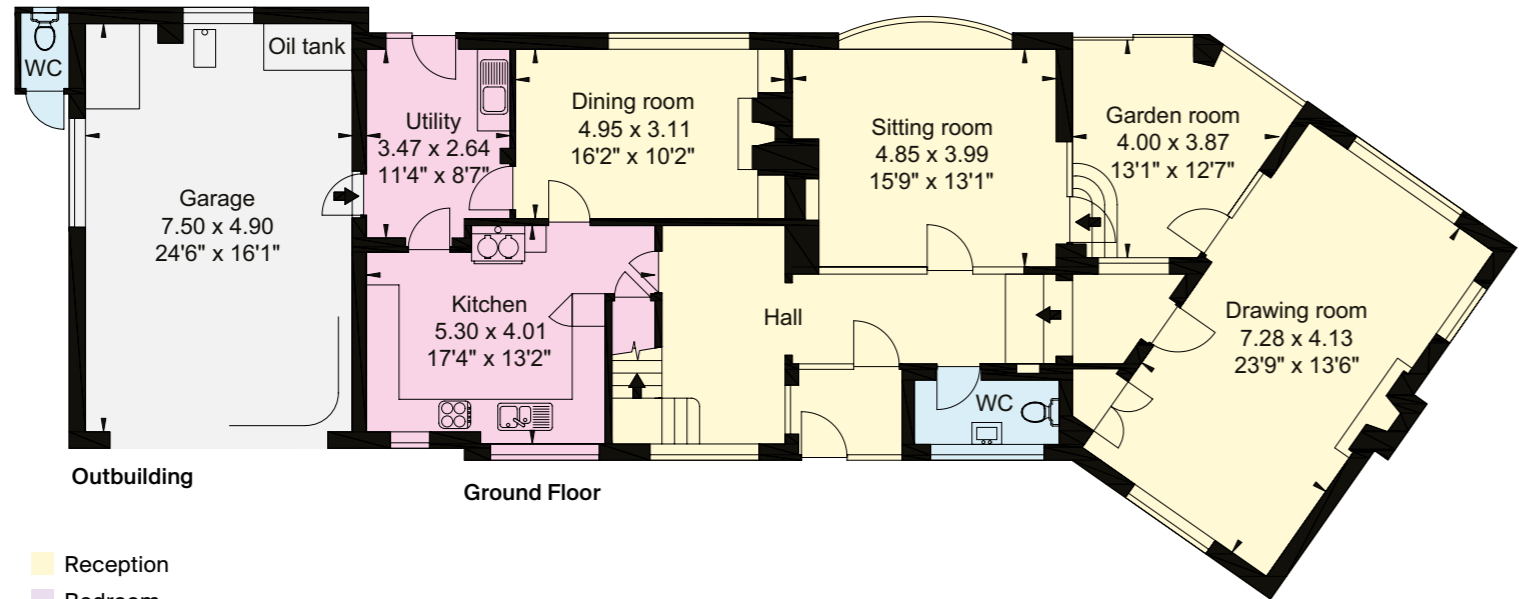
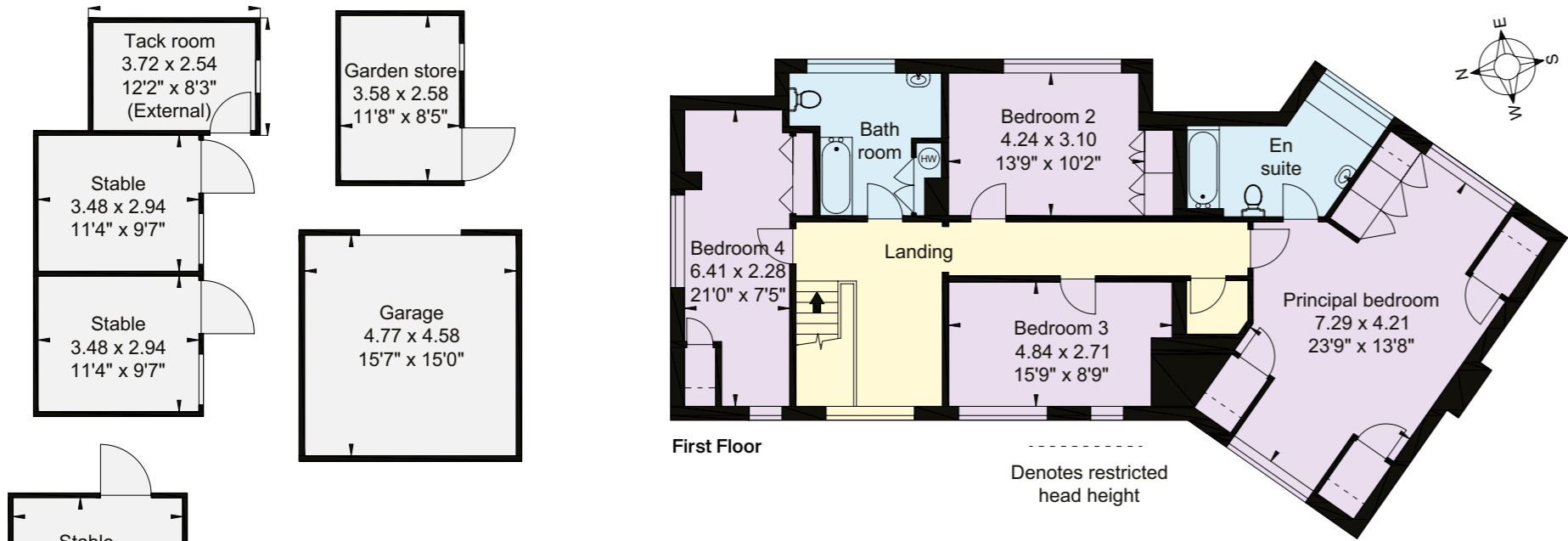
Although the property requires modernisation, Bushwood Oak could become a fantastic family home and is a wonderful opportunity to refurbish this substantial home.

The accommodation currently comprises an entrance hall, triple-aspect drawing room with a fireplace, sitting room with a bow window and views over the rear gardens, dining room with a delightful outlook, garden room, kitchen and separate utility.

The first floor has a principal bedroom suite, three further bedrooms and a family bathroom.







Not shown in actual location / orientation

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area**  
 House: 265 sq m (2,854 sq ft)  
 Outbuildings: 120 sq m (1,293 sq ft)  
 Total: 385 sq m (4,147 sq ft)  
 inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Gardens and grounds

The property is set well back from the road, with a driveway with a gateway that provides parking for several cars and gives access to the garage, outbuilding and stabling.

To the rear is a mature and well-stocked garden, which is mainly laid to lawn and has extensive views over rolling countryside.

Further land wraps the property, totalling Bushwood Oak's overall acreage to 10.87 acres and ensuring the property works well for an equestrian purchaser.

## Services

Mains water and electricity are connected to the property.  
Oil fired central heating. Private drainage.

## What3Words

//tweed.friday.kingpin

## Viewing

By prior appointment only with the agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 09 May 2024  
Our reference: STR012499297

## Bushwood Oak, Irelands Lane, Lapworth, Solihull, B94 5PH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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