



Bushwood Oak, Lapworth, Warwickshire

---





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

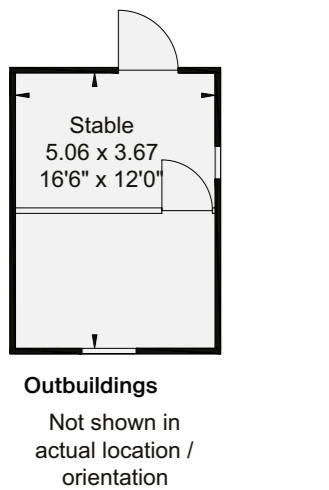
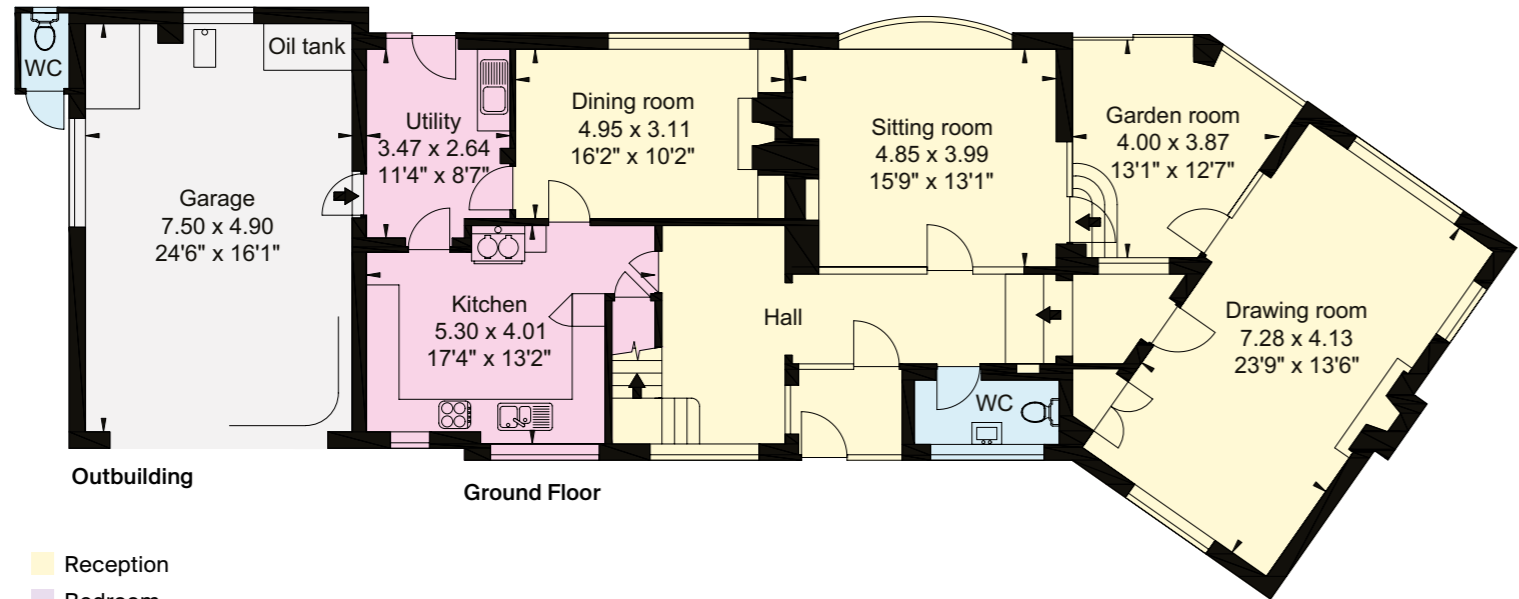
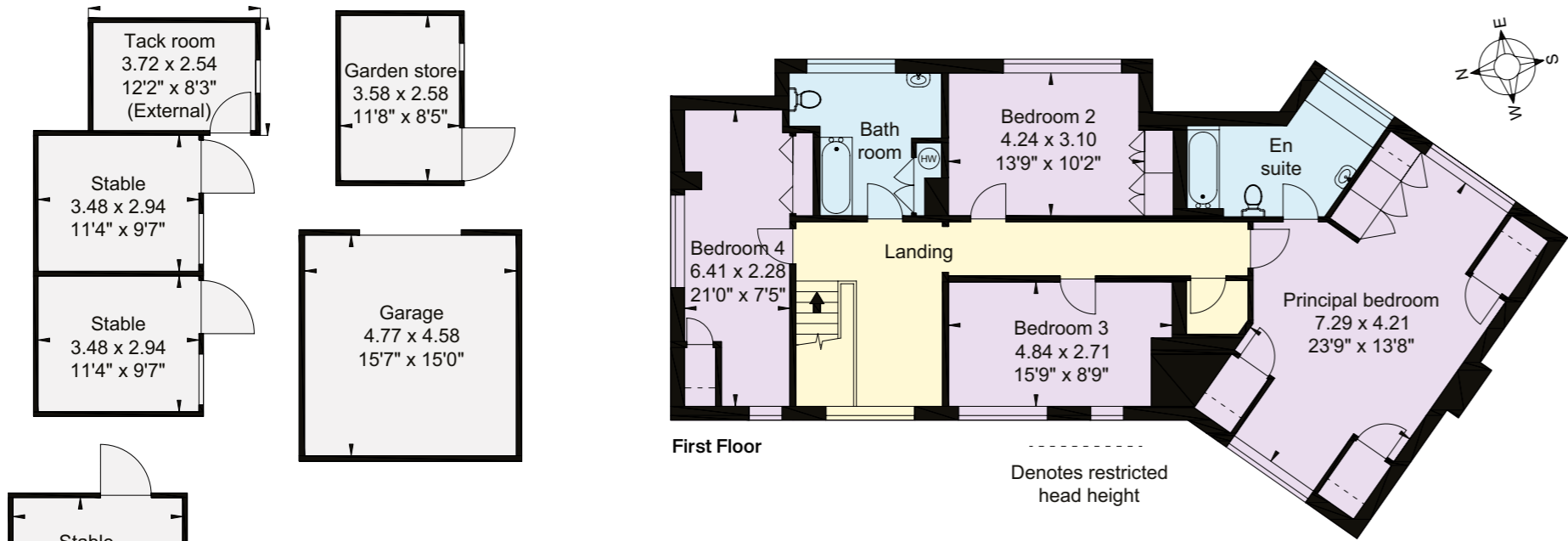
Although the property requires modernisation, Bushwood Oak could become a fantastic family home and is a wonderful opportunity to refurbish this substantial home.

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.







**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

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

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.



**Knight Frank Stratford-upon-Avon**  
Bridgeway House, Bridgeway  
Stratford-upon-Avon  
Warwickshire CV37 6YX  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Will Ward-Jones**  
01789 297735  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

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.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated May 2024. Photographs and videos dated April 2024.  
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)





Date: 29 July 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 £1,250,000.

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

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

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

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**William Ward-Jones**  
Partner, Office Head  
+44 1789 206 951  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24