





CHESTNUT HOUSE

Station Lane, Lapworth



AN IMMACULATELY PRESENTED CONTEMPORARY HOME

Ideal for modern family living.

		
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Distances: M42 (J4) 8 miles, M40 (J15) 10 miles, Birmingham International Airport 11 miles
Warwick 11 miles, Birmingham city centre 12 miles, Stratford-upon-Avon 12 miles
(All distances are approximate)

Local Authority: Warwick District Council
Council Tax band: G
Tenure: Freehold





SITUATION

Chestnut House is situated in a beautiful location close to all of the amenities Lapworth, Dorridge and Knowle offer. 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. Solihull, Henley-in-Arden, Warwick and Stratford-upon-Avon are all readily accessible.

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.

Several golf courses are within easy reach, including Copt Heath Golf Club in Knowle, and The Belfry Hotel is 15 miles away.



THE PROPERTY

Chestnut House is a stunning property situated in this sought-after location. One enters the house via an entrance hall with stairs rising to the first floor and doors to the principal reception rooms.

These include the sizeable drawing with a fireplace housing a wood-burning stove, an additional sitting room, currently used as a playroom and, what is to be the hub of this family home, an impressive open-plan kitchen, dining, and family room. The kitchen area has a range of wall and base units sitting beneath a quartz worktop with a central island and breakfast bar. Integrated appliances include a fridge, freezer, wine chiller, dishwasher, double combi oven and induction hob. There is ample space for a seating and dining area with bifold doors to the rear garden. It is clear to see this space lends itself well to those that like to entertain.



The ground floor is complemented further via a home office which could be utilised as a third reception room, a utility room and a cloakroom.

The first floor mirrors the exacting standard of finish to that on the ground, with a well-appointed principal bedroom suite complete with a dressing room and en suite shower room with double sinks. Bedroom two has an en suite shower room, while three further good-sized bedrooms share the family bathroom.

OUTSIDE

Chestnut house has a gated driveway providing parking for several cars and giving access to the triple-car garage. A sizeable studio/bar room is situated above the garage, an ideal space for home-workers, as a teenage retreat or party barn.

To the rear of the house is a neat, landscaped, easy-to-maintain garden with a large patio and pergola and a mainly laid to lawn garden area with herbaceous borders and photinia “red robin” hedging to the boundaries.

SERVICES

Mains water, electricity and drainage. Air source heating. Underfloor heating to the ground floor. 10-year LABC warranty from 2020.

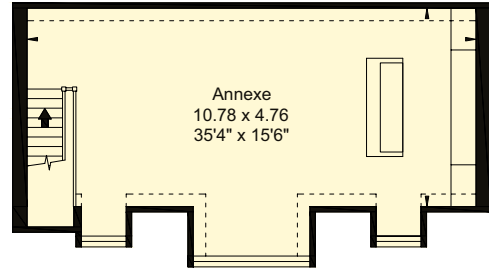




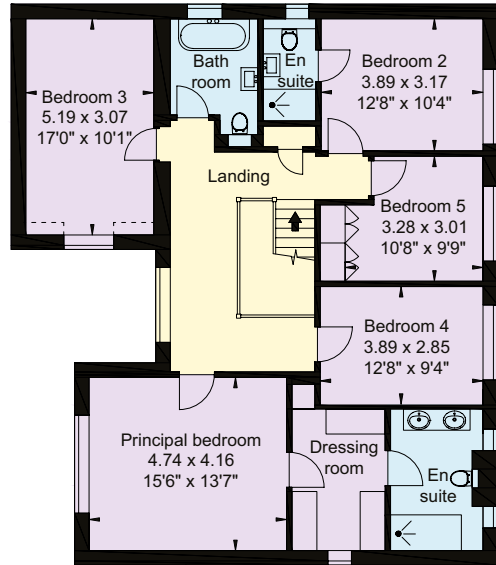
DIRECTIONS (B94 6JJ)

From our Stratford-upon-Avon office, proceed out of the town on the A429/ Warwick Road and at the roundabout, take the second exit on to the A46. Continue along again, taking the second exit at the following roundabout on to the A46, take the first exit off the A46 and then proceed to take the first exit on to Birmingham Road. Continue along Birmingham Road, passing the turning for Warwick Parkway Station, as you pass the Hatton Arms public house on your left-hand side fork left on to Old Warwick Road. Continue along Old Warwick Road, and as you enter the village of Lapworth, take the right-hand turn to Station Lane. Continue along Station Lane, and the entrance will be on your right-hand side.

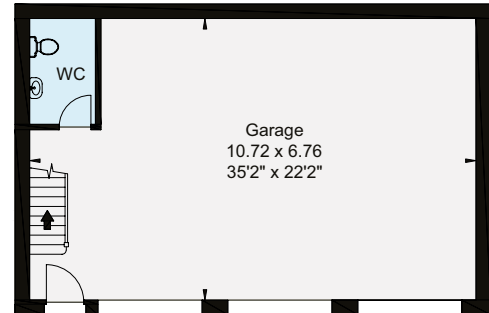




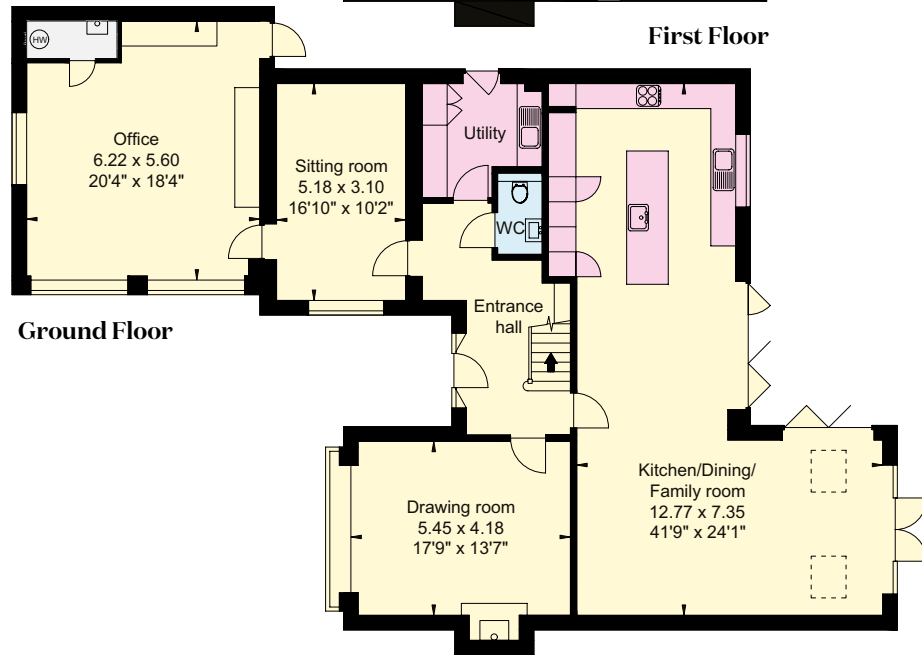
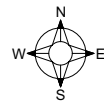
First Floor



First Floor



Ground Floor



Ground Floor

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



Approximate Gross Internal Area
House: 293 sq m (3,155 sq ft)
Garage/Annexe: 130 sq m (1,400 sq ft)
Total: 423 sq m (4,555 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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Date: 19 March 2025
Our reference: STR012334498

Chestnut House, The Old Nursery, Station Lane, Lapworth, Solihull, B94 6JJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

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

We'd love to help you.

Yours faithfully



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