



Catesby Lane, Lapworth

Guide Price £1,500,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled within the idyllic and highly desirable village of Lapworth, this expansive seven-bedroom property boasting a separate annexe and offering a unique opportunity for development subject to necessary planning permissions. Tucked away behind a long private driveway, this residence is situated within a large plot with landscaped and well maintained formal gardens. The property will appeal to those seeking either a development project to either redevelop the site and offers the potential for apartments, townhouses or detached executive properties set within a private location (STPP).

Upon entering the main residence, the ground floor boasts four reception rooms including lounge, sitting room, playroom and large study providing ample space for both living, entertaining and working from home. The recently refurbished kitchen/diner serves as the heart of the home, exuding modern feel and functionality.





Ascending to the first floor, the property features seven generously sized bedrooms, each offering a comfortable retreat with picturesque countryside views. Four well-appointed bathrooms ensure convenience and luxury for residents and guests alike.

Additionally, this remarkable property includes a separate annexe, further expanding its potential and functionality. The annexe offers two reception rooms, a well-equipped kitchen, and three additional bedrooms with two bathrooms. This versatile space presents an opportunity for multi-generational living, guest accommodation, or even the possibility of rental income.

Benefiting from outstanding countryside views, this property seamlessly blends rural charm with modern convenience, providing a truly unique living experience. The vast scope for development provides endless possibilities to enhance and tailor the property to suit individual preferences and requirements.

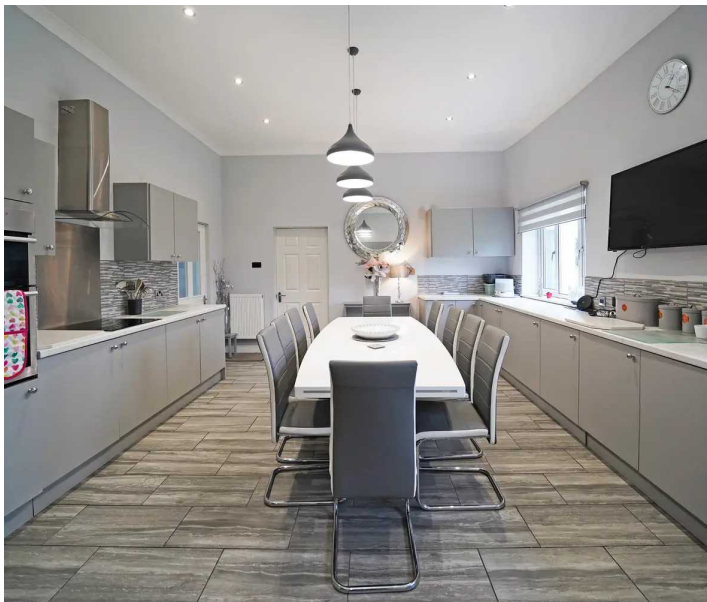




In summary, this exceptional seven-bedroom property with a separate annexe in Lapworth epitomises upscale country living at its finest. With its unrivalled location, expansive plot, and outstanding development potential, this residence presents a once-in-a-lifetime opportunity for discerning buyers seeking a harmonious blend of luxury, comfort, and serenity. Don't miss the chance to make this extraordinary property your own and create the lifestyle of your dreams.

PROPERTY LOCATION

The popular village of Lapworth is regarded as an outstanding village in which to reside as it offers an unspoilt rural location yet is located only a short drive from the larger villages of Knowle and Dorridge. In addition, Solihull town centre is some five miles in distance and contains many exclusive shops, boutiques and household names such as John Lewis. Lapworth village itself contains excellent local inns and shops, rail service from it's own station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Being surrounded by greenbelt countryside with many rural, canalside walks and bridle paths, Lapworth is an outstanding village for those who enjoy natural countryside.



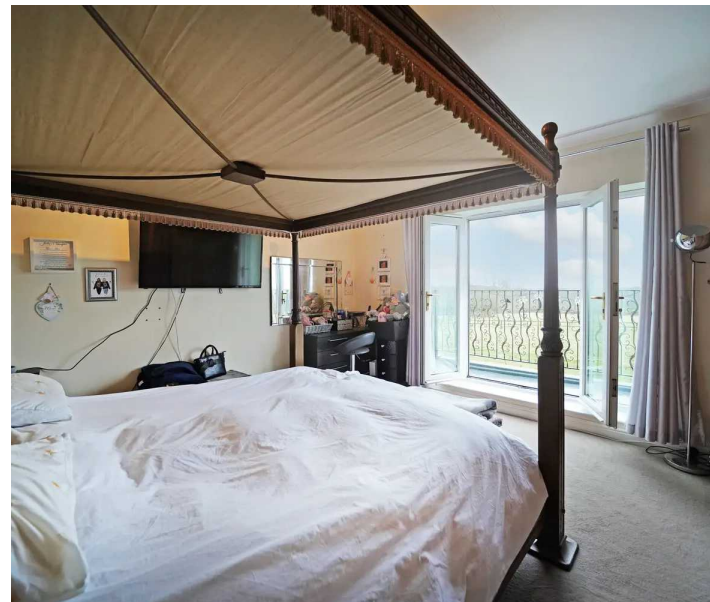


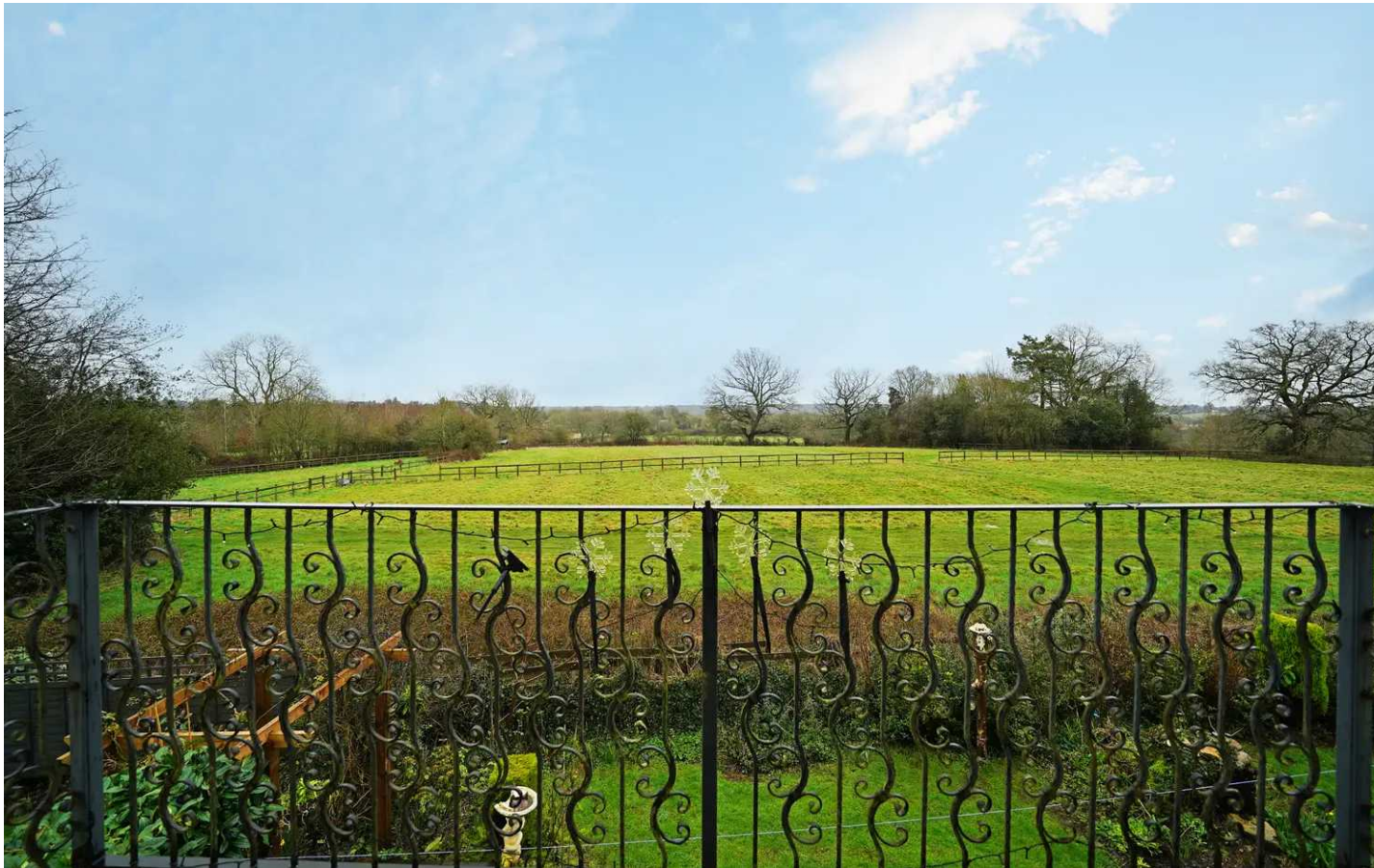
There are two National Trust properties close to Lapworth, the historic houses of Baddesley Clinton and Packwood House. Stratford-upon-Avon is some 14 miles away and Warwick approximately 9 miles. Furthermore, the N.E.C., Birmingham Airport and Railway Station the M42 and M40 motorway links are all within very easy reach.

Council Tax band: E

Tenure: Freehold

- Large Seven Bedroom Property With Separate Annexe
- Offering Outstanding Development Potential Subject To the Necessary Planning Permissions
- Set Behind A Large Private Driveway and Within A Large Plot With Formal Gardens
- Set Within The Highly Sought After Village Of Lapworth
- Four Reception Rooms and Large and Recently Refurbished Kitchen / Diner
- Seven Bedrooms and Four Bathrooms
- Outstanding Countryside Views
- Separate Annexe With Two Reception Rooms, Kitchen and Three Further Bedrooms With Two Bathrooms





PORCH

ENTRANCE HALL

WC

LOUNGE

26' 7" x 13' 11" (8.10m x 4.25m)

SITTING ROOM

16' 7" x 14' 9" (5.05m x 4.50m)

PLAYROOM

13' 11" x 9' 8" (4.25m x 2.95m)

STUDY

16' 11" x 14' 3" (5.15m x 4.35m)

KITCHEN / DINER

22' 8" x 14' 9" (6.90m x 4.50m)

UTILITY

9' 8" x 4' 7" (2.95m x 1.40m)

WC

4' 11" x 4' 7" (1.50m x 1.40m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 12' 2" (4.30m x 3.70m)

BEDROOM TWO

14' 9" x 14' 3" (4.50m x 4.35m)

ENSUITE

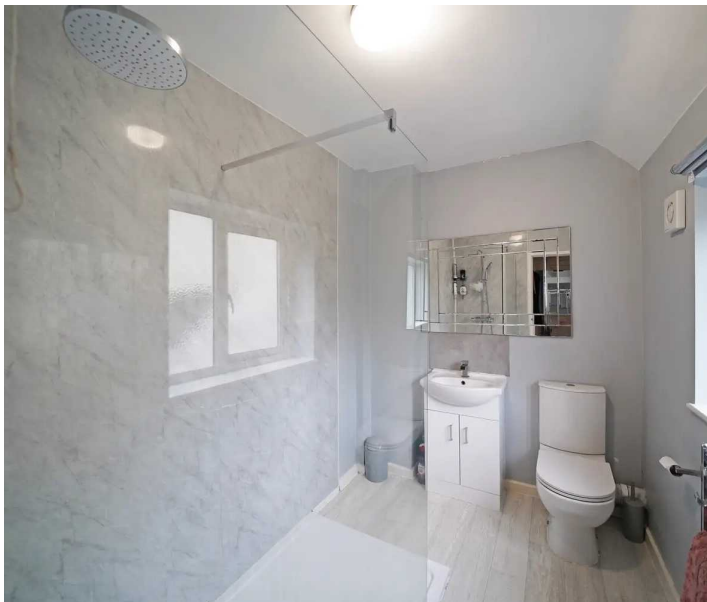
5' 4" x 4' 7" (1.63m x 1.39m)

BEDROOM THREE

14' 1" x 9' 8" (4.30m x 2.95m)

ENSUITE

8' 6" x 3' 11" (2.60m x 1.20m)





BEDROOM FOUR

11' 10" x 11' 6" (3.60m x 3.50m)

BEDROOM FIVE

11' 10" x 10' 10" (3.60m x 3.30m)

BEDROOM SIX

11' 10" x 10' 10" (3.60m x 3.30m)

SHOWER ROOM

7' 10" x 5' 7" (2.40m x 1.70m)

BEDROOM SEVEN

12' 0" x 8' 6" (3.65m x 2.60m)

SHOWER ROOM

8' 2" x 6' 1" (2.50m x 1.85m)

TOTAL SQUARE FOOTAGE

Total floor area: 302.0 sq.m. = 3251 sq.ft. approx.

SEPARATE ANNEX

HALL

WC

6' 5" x 3' 1" (1.95m x 0.95m)

DINING ROOM

12' 6" x 6' 7" (3.80m x 2.00m)

LIVING ROOM

14' 3" x 10' 10" (4.35m x 3.30m)

KITCHEN

17' 5" x 11' 6" (5.30m x 3.50m)

FIRST FLOOR

BEDROOM ONE

14' 5" x 9' 10" (4.40m x 3.00m)

ENSUITE

7' 7" x 6' 5" (2.30m x 1.95m)

**DRESSING ROOM**

6' 7" x 6' 5" (2.00m x 1.95m)

BEDROOM TWO

9' 2" x 8' 8" (2.80m x 2.65m)

BEDROOM THREE

8' 8" x 7' 1" (2.65m x 2.15m)

SHOWER ROOM

6' 5" x 6' 3" (1.95m x 1.90m)

TOTAL SQUARE FOOTAGE

Total floor area: 95.0 sq.m. = 1023 sq.ft. approx.

OUTSIDE THE PROPERTY**LANDSCAPED AND WELL MAINTAINED FORMAL GARDENS****ITEMS INCLUDED IN SALE**

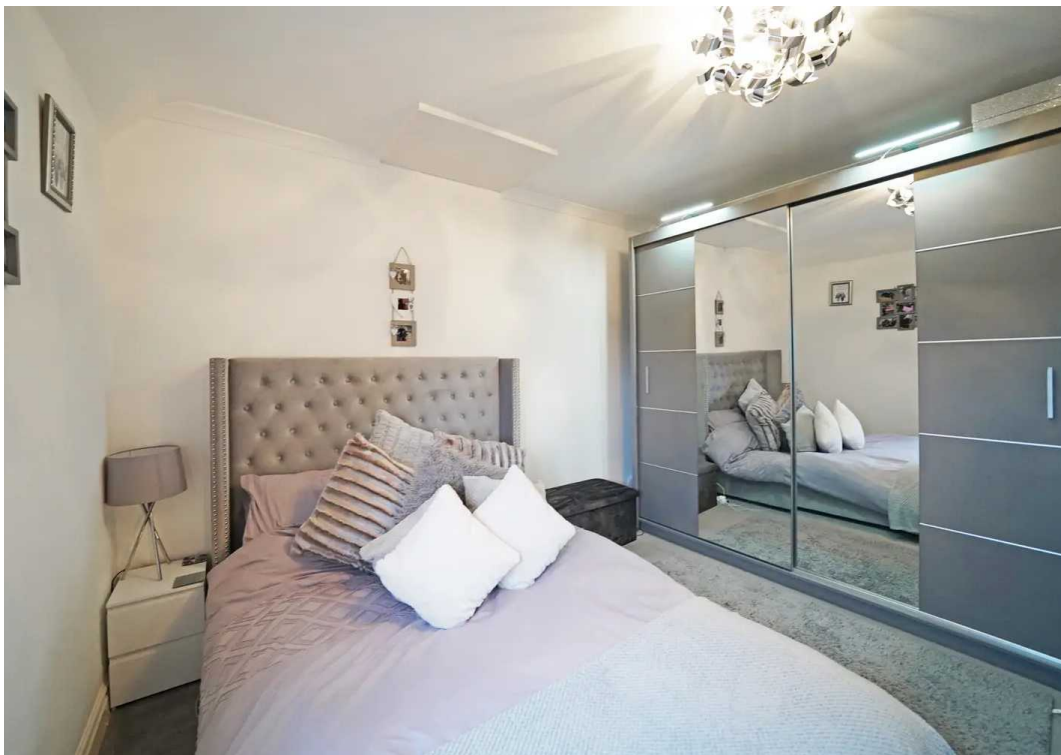
Integrated oven, integrated hob, extractor, all carpets, all curtains and all light fittings.

ADDITIONAL INFORMATION

Services - oil, electricity and mains sewers. Broadband - BT. Loft space - boarded with a ladder.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 302.0 sq.m. (3251 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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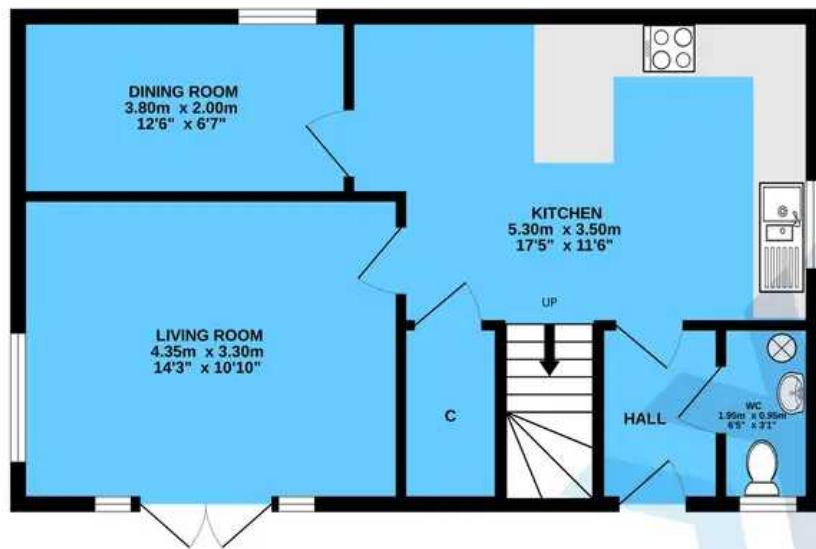
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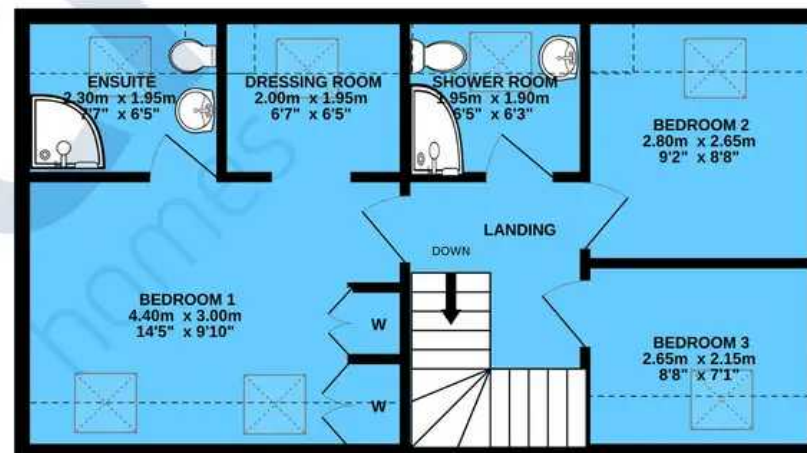
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GROUND FLOOR - ANNEXE



1ST FLOOR - ANNEXE



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