



FAIRFIELD, OLD WARWICK ROAD, LAPWORTH, B94 6JZ  
ASKING PRICE OF £1,395,000



- XX

No Upward Chain
- XX

Significantly Extended
- XX

Four Double Bedroom Victorian Detached
- XX

Set In The Heart Of Lapworth Village
- XX

Retaining Many Original Features Of This Era
- XX

Set Within Landscaped Gardens & Grounds
- XX

Double & Triple Garages
- XX

One Bedroom Annexe With Potential To Generate Rental Income
- XX

Large Landscaped Gardens & Courtyard

PROPERTY OVERVIEW

Benefitting from being offered to the market with no upward chain, this beautifully presented four double bedroom detached Victorian residence has been significantly and sympathetically extended to retain many of the features associated with a property of this era. Standing in landscaped gardens and grounds extending to approximately 0.7 of an acre, Fairfield is a most imposing property steeped in local history within the original plot falling within the common land enclosure of Harborough Banks in the Manor of Brome. The property has undergone a number of extensions, with the latest one being undertaken by the present owners in 2016 to provide a an additional family room, boot room, bathroom and luxury ensuite together with a complete refurbishment which included a new roof and new double glazed Rationale windows throughout significantly improving the energy efficiency and providing a low maintenance period property.

Standing in the heart of Lapworth village, the property is accessed via electronically operated gates and a sweeping gravelled driveway which leads to both a double and triple garage with self contained Annexe above (which could easily be rented out to produce additional income or be used as a granny / teenage annexe) and formal landscaped gardens and grounds extending to approximately 0.7 of an acre. The main house is accessed via an imposing entrance hallway and affords beautifully proportioned rooms which benefit from high ceilings and ornate corning with the ground floor benefiting from five large reception rooms including sitting room, dining room, living room, family room / snug and garden room as well as a recently modernised breakfast kitchen with pantry, utility and guest cloakroom. To the first floor are four double bedrooms with the master bedroom including a large sitting / dressing room which also provides access to a modern luxury ensuite. The remaining bedrooms are all large doubles with the second bedroom benefiting from its own luxury ensuite and the family bathroom has also been updated to the highest standard including a Victoria and Albert freestanding bath with separate shower.

Fairfield sits within large and beautifully landscaped walled gardens and grounds which benefit from a south westerly facing aspect and include a private courtyard garden with patio area and lawned garden and located immediately to the rear of the property and is accessed via the family and garden room. To the front are extensive lawned gardens and stoned driveway which is lead to further walled gardens, double garage and triple garage with self contained annexe above.

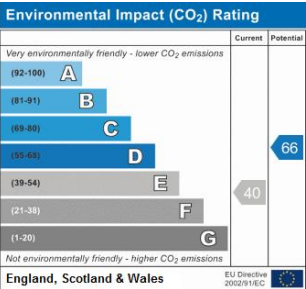
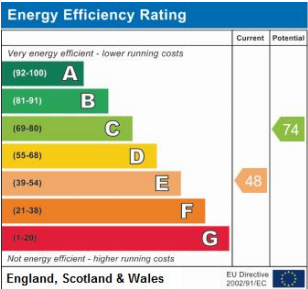
PROPERTY LOCATION

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 and House of Fraser. 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 H
TENURE	Freehold
SERVICES	Oil and mains electricity
BROADBAND	BT
GARDEN	South facing

ITEMS TO BE INCLUDED IN THE SALE

To be agreed



**HALL**

**LIVING ROOM**

25' 2" x 11' 9" (7.66m x 3.59m)

**GARDEN ROOM**

12' 9" x 11' 5" (3.88m x 3.48m)

**FAMILY ROOM/SNUG**

17' 1" x 12' 8" (5.20m x 3.86m)

**SITTING ROOM**

20' 6" x 13' 2" (6.25m x 4.01m)

**DINING ROOM**

13' 9" x 12' 7" (4.19m x 3.84m)

**BREAKFAST KITCHEN**

13' 10" x 12' 8" (4.22m x 3.85m)

**PANTRY**

6' 0" x 4' 2" (1.83m x 1.28m)

**UTILITY ROOM**

9' 7" x 7' 3" (2.93m x 2.21m)

**WC**

7' 2" x 3' 2" (2.19m x 0.98m)

**FIRST FLOOR**

**MASTER BEDROOM**

12' 7" x 11' 9" (3.84m x 3.57m)

**DRESSING/SITTING ROOM**

15' 1" x 13' 1" (4.59m x 4.00m)

**ENSUITE**

5' 0" x 9' 10" (1.52m x 3.00m)

**BEDROOM TWO**

13' 5" x 12' 8" (4.10m x 3.86m)

**ENSUITE**

12' 8" x 8' 5" (3.86m x 2.57m)

**BEDROOM THREE**

12' 11" x 11' 10" (3.94m x 3.60m)

**BEDROOM FOUR**

11' 10" x 11' 9" (3.61m x 3.58m)

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

19' 5" x 17' 2" (5.93m x 5.24m)

**TRIPLE GARAGE**

23' 1" x 20' 5" (7.03m x 6.23m)

**ANNEXE ABOVE TRIPLE GARAGE**

**LIVING ROOM**

11' 7" x 11' 5" (3.54m x 3.48m)

**KITCHEN**

8' 8" x 8' 6" (2.63m x 2.59m)

**BEDROOM**

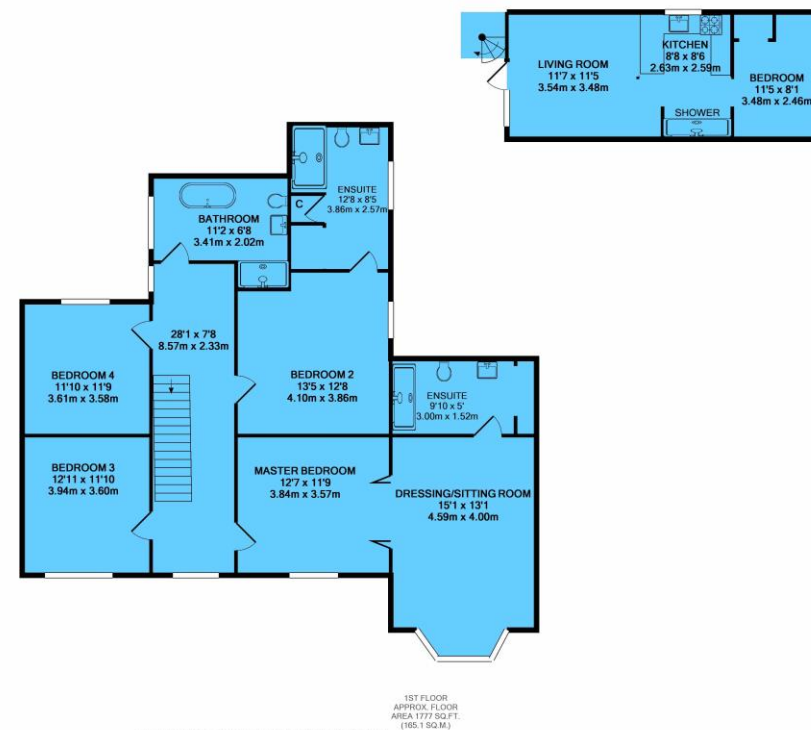
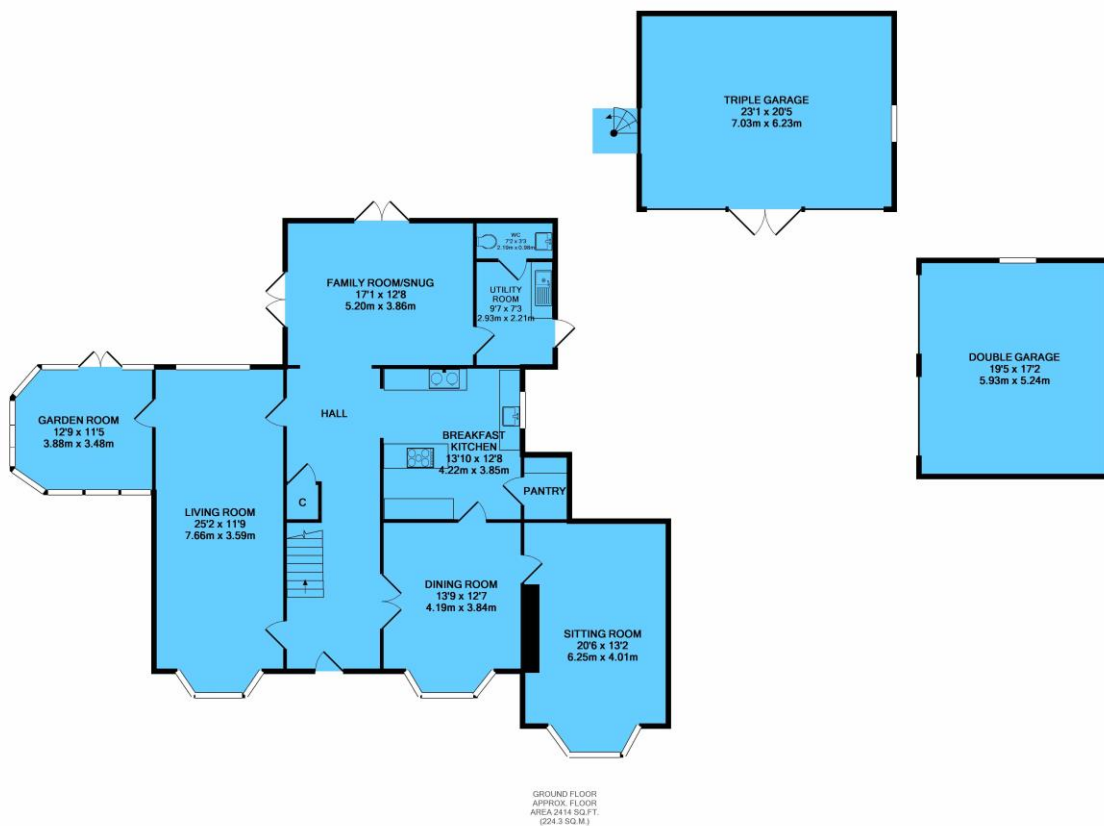
11' 5" x 8' 1" (3.48m x 2.46m)

**SHOWER**

**LARGE LANDSCAPED GARDENS & COURTYARD**







TOTAL APPROX. FLOOR AREA 4191 SQ.FT. (389.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.

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