



HOLLY TREE COTTAGE

Lapworth, Solihull



# A BEAUTIFUL DETACHED FOUR BEDROOM COTTAGE

Set in a rural and private location, yet conveniently situated, within a 0.25 acre garden.

## Summary of accommodation

Entrance hall | Cloakroom | Drawing room | Kitchen/breakfast room | Sitting room | Study | Utility room

Four bedrooms | Bathroom and shower room

Gym/home office/garden room | Garden and stores | Secure private parking

**Distances:** Lapworth 2 miles, Lowsonford 2 miles, Henley in Arden 4 miles, Dorridge 4.5 miles, Solihull 8 miles, Stratford-upon-Avon 11.5 miles  
M40 (J15) 10 miles, Warwick Parkway 7 miles (trains to London Marylebone from 69 minutes), Leamington Spa 11 miles  
Birmingham International Airport 12 miles, Birmingham 19 miles  
(All distances and times are approximate)



## SITUATION

Holly Tree Cottage is situated in a beautiful location close to all of the amenities Lapworth, Dorridge, and Knowle have to offer. The property is within easy reach of the intersections with the M40 and M42, giving good access on 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. There are a number of excellent golf courses nearby, including the Copt Heath Golf Club in Knowle, and The Belfry Hotel is 15 miles away.









## THE PROPERTY

Holly Tree Cottage has been extensively renovated and extended by the present owners to create a most lovely country home. Windows have been replaced with new UPVC double-glazed windows, the boiler renewed, and the property redecorated throughout, with stone flooring. Off the entrance hall, approached through a new oak storm porch, is the drawing room with a wide inglenook fireplace, windows to the south and east, and French doors to the garden, a small study and ground-floor cloakroom.

The real feature of the cottage is the stunning kitchen opening into the sitting room with log burner. The kitchen has lovely views over farmland and has bifold doors to a patio for al fresco dining. The kitchen is fully fitted with integrated appliances, including a range cooker and island with sink. The utility room with plumbing for the washing machine gives access to the outside.





To the first floor, the principal bedroom, with fitted wardrobes, adjoins a stylish shower room. There are three further double bedrooms, one with fitted wardrobes and a family bathroom with separate walk-in shower. The views from the bedrooms over surrounding farmland are a feature of the property.



# GARDENS AND GROUNDS

The garden has been landscaped and is principally lawned with flower borders and attractive traditional boundary hedges and Japanese acer. The private parking area is securely sited behind double electric gates. Electric car charger. There is an attractive flagged patio with fish pool with grille cover, well with traditional hand pump. At the end of the garden is an insulated timber garden room ideal for a home office or gym. There is a timber garden store and brick workshop.

# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity are connected to the property. Private drainage system, understood to be compliant with current regulations. CCTV and security system. Oil-fired central heating.



**Local Authority:** Warwick District Council: 01926 410410

**Council Tax:** Band G

**EPC:** D

**Viewing:** By prior appointment only with the agents.

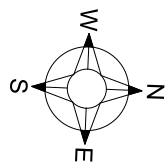
**Directions (B94 5PQ)**

The property is situated on Tapster Lane between Lowsonford and Lapworth. From A34, turn on to Bushwood Road, and after about a mile turn left on to Tapster Lane. Holly Tree Cottage will be found on the left. Note that the electric gates open outwards.

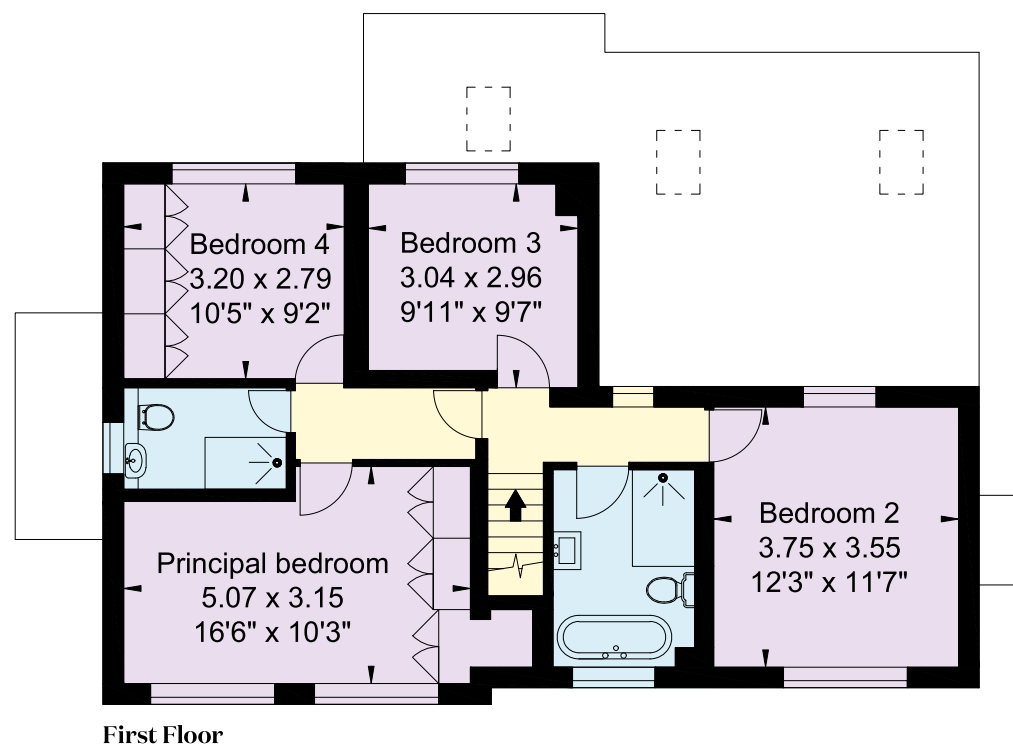
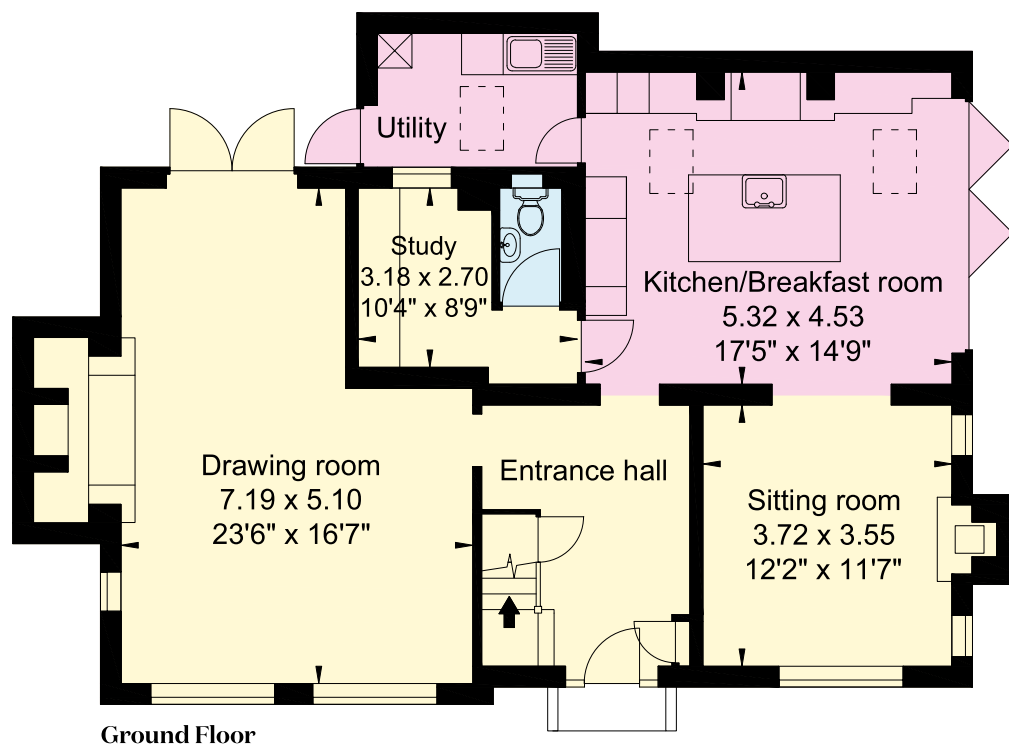
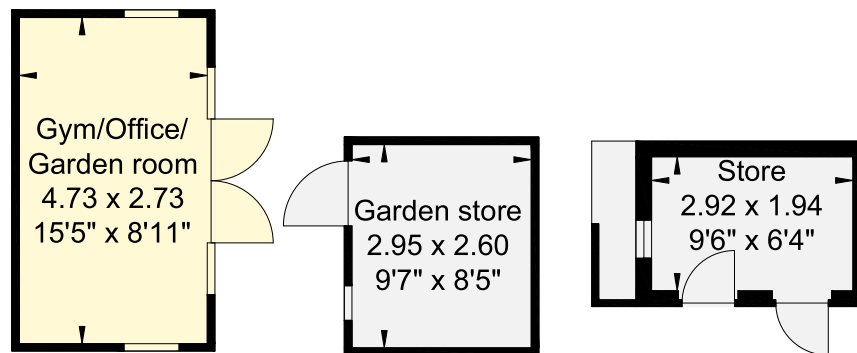
**What3words:** ///yell.soft.argued



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



**Outbuildings**  
Not shown in  
actual location /  
orientation



Approximate Gross Internal Area  
House: 170 sq m (1,831 sq ft)  
Outbuildings: 26 sq m (283 sq ft)  
Total: 196 sq m (2,114 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.

We would be delighted  
to tell you more.

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Date: 23 April 2026  
Our reference: STR012557875

## Holly Tree Cottage, Tapster Lane, Lapworth, Solihull, B94 5PQ

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

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

A stylized, handwritten signature in black ink that reads "Knight Frank".

**KNIGHT FRANK LLP**

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