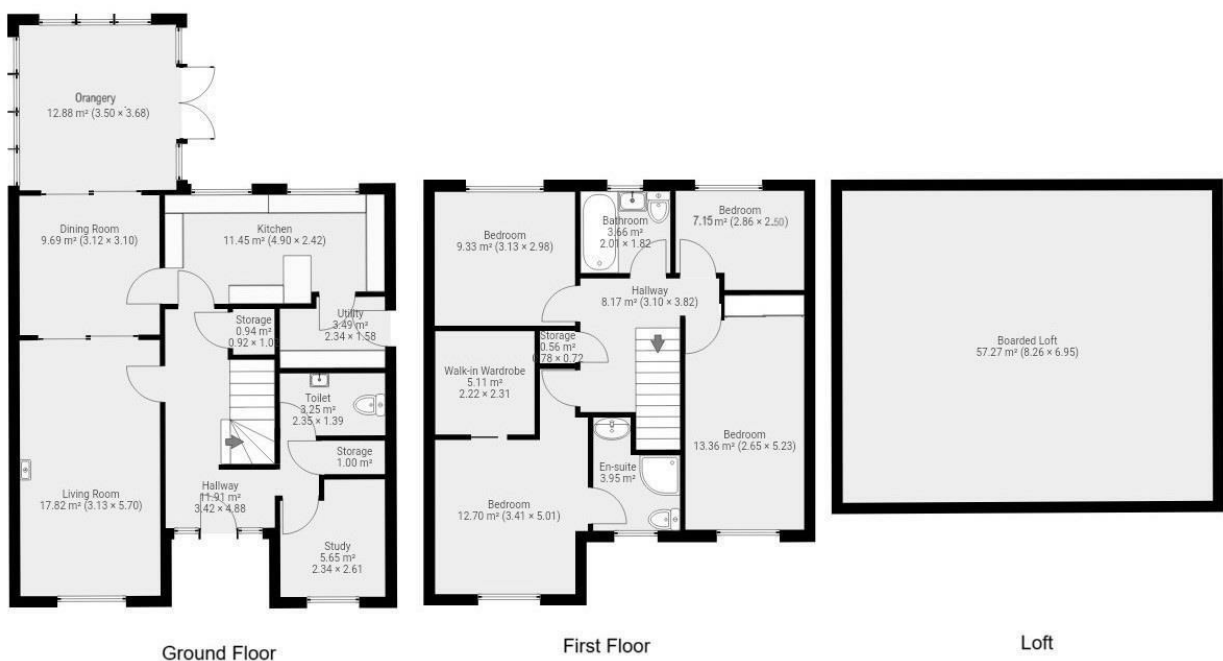


Lapworth Oaks, B94



Approx. Gross Internal Floor Area - 1,621.32 sq. ft / 150.63 sq. m
Approx. Loft Internal Floor Area - 616.44 sq. ft / 57.27 sq. m
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PROPERTY ADDRESS
8 Lapworth Oaks
Lapworth
B94 6LE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- Sought after cul-de-sac Lapworth village location
- Four bedrooms including master suite with walk-in wardrobe
- Three reception rooms
- Luxury spec kitchen & utility rooms
- Downstairs panelled office (play room, TV room or home gym options)

Located in a quiet cul de sac set well back from the road, Lapworth Oaks is ideally situated for access to local amenities, including Lapworth Station (for London & Birmingham trains), village shop, wine merchant, garage, hairdressers and Lapworth Primary School. The property enjoys an idyllic rural setting, within walking distance to many excellent gastropubs and surrounded by countryside, canal walks and national trust sites. This country life also serves London commuters well - be in London in under 2 hours via walkable Lapworth station as well as further train options a short drive away from Dorridge, Warwick Parkway or Coventry stations.

Step into the impressive hallway with stunning decorative panelling and newly laid Karndean floor, via the four-car drive and very useful covered porch, and head into the living room at the front of the property with feature coving and oak effect Karndean flooring. Beautifully decorated in a blend of neutral tones and stylish feature wall that provides the perfect backdrop for the centre piece of the room – the open log fire, which is set under a beautiful stone fireplace. This is the ideal room for entertaining friends or curling up with family to watch a film. There are sliding Crittal doors between the living and dining rooms which makes the space as versatile as it is aesthetically pleasing and offers the flexibility required to meet the demands of modern family living. There is ample room in the dining room for a large table and its easy to imagine sitting down for birthdays and Christmases with family and friends here.

The orangery is an excellent addition to the property providing a further reception room and benefits from underfloor heating, Velux window and garden views. The panelled downstairs office is the perfect working from home dedicated space.

This property is not only immaculately finished but it has been designed incredibly thoughtfully as well, and the kitchen is a prime example of this. Every corner and alcove of the room is being used – there is a full-length pantry cupboard, hidden cutlery drawer and carousel cupboard, for example. There is also breakfast bar and a range of integrated AEG appliances, including a double oven, microwave, induction hob with extractor, dishwasher and Aquatap with both filtered cool water and boiling water functions. There is also space for a large American style fridge/freezer.

The utility room provides additional wall and base unit storage, complete with an integrated wine fridge, and has room for a washing machine and an extra freezer.

This home has a luxurious, contemporary feel whilst retaining the rural charm of the village.

Upstairs, via the panelled staircase, there is the stunning master bedroom with bespoke walk-in wardrobe and recently revamped ensuite with underfloor heating and a decadent rainforest shower head. There are three more bedrooms on this floor, as well as a family bathroom with large bath with shower over, Porcelanosa toilet, wash hand basin with vanity unit and stylish tiling.

Externally, there is off road, driveway parking for up to four cars to the front. The rear garden is well maintained with both patio and decking areas – perfect for enjoying a summer barbeque!

Other features of note:

- Brand new Worcester Bosch boiler and water cylinder system.
- Nest heating system.
- Fully boarded loft space with ladder and lighting. There is scope to extend into the loft, as neighbours have done, subject to the necessary consents.
- Internal storage - shoe and coat cupboard on entrance, under stairs cupboard, airing cupboard.
- External storage - double length shed, wood store, side access for bins and other storage.



Your Text Here



Lapworth is one of the most sought-after villages in Warwickshire, surrounded by open green-belt countryside and well known for its excellent pubs - The Punchbowl, The Boot, Tom O' The Wood and The Navigation are all within walking distance. The village provides local stores, shop, post office, a well-respected Primary School and a village railway station which links Solihull and Birmingham Snow Hill with Warwick, Leamington and London Marylebone. Knowle, Dorridge and Hockley Heath are all neighbouring villages, whilst Solihull, Henley and Warwick all provide further and more comprehensive facilities. The local M40 and M42 lead to the midlands motorway network, the NEC and Birmingham International airport and railway station.

Council Tax Band - G