EARLES
TRUSTED SINCE 1935

**Grange Cottage,**
**Lapworth Street, Lowsonford, Nr. Henley-In-Arden, B95 5ET**

**Offers In Excess Of £1,000,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

*Extending to over 2,500 square feet, this large 5-bedroomed detached house presents a rare opportunity to acquire a spacious family home in a delightful rural setting. Offering considerable scope for refurbishment, modernisation or even redevelopment (subject to planning permission), the property is ideally suited to a range of buyers seeking a home with exceptional potential.*

*In addition to the main dwelling house, the property benefits from a detached double garage with 1-bedroomed annexe above, a separate 2-bedroomed annexe with its own driveway access and a range of useful outbuildings. The grounds extend to some 4.26 acres in all.*

*Situated on Lapworth Street, the property is located a mile from the centre of Lowsonford village, home to the renowned Fleur de Lys public house (known for its award-winning pies!) and village hall. There is convenient access to the M40 motorway, via Junction 3A, providing links to the M5, M6 and M42 motorways. The popular and picturesque former market town of Henley-in-Arden lies approximately 4 miles to the South-West and offers an excellent range of shopping and recreational facilities, along with a medical centre, dentist, and well-regarded primary and secondary schools.*

## MAIN DWELLING HOUSE

The property is accessed via a down brace farm gate that leads onto a stoned driveway.

The front door opens into:

### Entrance
7'3" x 5'5" (2.21m x 1.67m)
Opening into:

### Reception Hall
19'0" x 10'2" (average) (5.80m x 3.10m (average))
With bay window to the front, staircase rising to the first floor, and strip oak flooring.

### Downstairs WC
10'10" x 5'10" (3.32m x 1.78m)
With door leading to understairs storage cupboard, further door leading to the rear entrance, low level WC and wash hand basin.

### Family Room
16'4" x 12'0" (max) (4.99m x 3.67m (max))
With windows to the front and side and fire grate with back boiler and storage cupboards to either side. Door into:

### Living Room
20'0" x 14'5" (6.12m x 4.41m)
With two sets of sliding patio doors to the side and rear, and quarry tiled flooring. Door into:

### Study
14'4" x 12'7" (max) (4.38m x 3.86m (max))
With windows to the side and rear. Door into:

### Rear Entrance
6'6" x 5'11" (1.99m x 1.81m)
With window to the rear and door leading to the rear garden. Opening into:

### Utility Room
12'6" x 7'6" (3.82m x 2.29m)
With window to the rear, double drainer stainless steel sink, space and plumbing for a washing machine, and quarry tiled flooring. Door into:

### Boiler Room
11'0" x 7'6" (3.37m x 2.29m)
With window to the side and door leading to the rear garden.

From the entrance/reception hall, there is a door into:

### Dining Kitchen
18'2" (max) x 16'5" (5.55m (max) x 5.01m)
With windows to the front and side, a range of wall, drawer and base units with work surfaces over, and oil-fired AGA. Door into:

### Large Pantry
9'8" x 5'2" (2.97m x 1.60m)
With fitted shelving and thermoplastic tiled flooring.

### First Floor Landing
23'3" x 7'4" (7.09m x 2.26m)
With window to the rear and three storage cupboards. Door into:

### Bedroom One
16'5" x 16'3" (5.01m x 4.97m)
L-shaped; with windows to the front and side, and built-in wardrobes. Door into:

### En-Suite Bathroom
7'6" x 8'0" (2.29m x 2.45m)
With windows to the side and rear, 4-piece suite comprising; bath with hot-and-cold taps over, low level WC, bidet, pedestal wash hand basin with hot-and-cold taps over, and tiling to splashback areas.

### Bedroom Two
14'4" x 12'7" (4.38m x 3.86m)
With windows to the side and rear.

**Bedroom Three**
14'0" x 8'1" (4.28m x 2.47m)
With windows to the front and side.

**Bedroom Four**
10'9" x 8'7" (3.30m x 2.63m)
With window to the front and built-in wardrobe.

**Bedroom Five**
8'6" x 7'10" (2.61m x 2.40m)
With windows to the side and rear.

**Main Shower Room**
7'10" x 7'6" (2.39m x 2.29m)
With windows to the side and rear, 4-piece suite comprising; large walk-in shower cubicle with mains fed shower over, low level WC, bidet, pedestal wash hand basin with hot-and-cold taps over, and tiling to splashback areas.

**Rear Garden**

**DETACHED DOUBLE GARAGE WITH ANNEXE ABOVE**
Located at the head of the short driveway and having direct access onto the public highway.

**Double Garage**
18'11" x 17'2" (5.77m x 5.25m)
With two sets of double doors to the front.

**Adjoining Workshop**
17'2" x 6'11" (5.25m x 2.13m)
Accessed via door to the side; with windows to the side and rear, and staircase rising to the annexe.

**Kitchen**
9'10" (max) x 6'11" (3.02m (max) x 2.13m)
With door into:

**WC**

**Living/Bedroom Area**
18'10" x 17'4" (5.76m x 5.29m)
With Velux window and window to the side.

**SEPARATE SELF-CONTAINED ANNEXE**
The property is accessed via a timber farmyard-style gate that leads onto a stoned parking area.

A stoned pathway, with a picket pedestrian gate, gives access to a stable door that opens into:

**Kitchen**
11'2" x 10'9" (3.41m x 3.29m)
With a range of wall, drawer and base units with work surfaces over, and stainless steel sink.

**Living/Dining Room**
19'8" x 17'8" (6.01m x 5.39m)
With windows, doors leading to the paved patio area, and electric panel heater.

**Inner Hall**
With door into:

**Bedroom One**
15'9" x 10'1" (4.81m x 3.09m)
With windows to the front and electric panel radiator.

**Bedroom Two**
15'9" x 7'2" (4.81m x 2.19m)
With window to the rear.

**Bathroom**
10'6" x 5'10" (3.21m x 1.79m)
With window to the rear, 3-piece suite comprising; panelled bath with glazed screen and “Triton” electric shower over, low level WC, pedestal wash hand basin, tiling to splashback areas, and tiled flooring.
Door into:

**Linen Cupboard**

**Patio Area**

## ADDITIONAL INFORMATION

Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor
Vodafone - Good outdoor

For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Warwick District Council - Band G (Main Dwelling House) and Band A (Annexe)

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains electricity and water are connected to the Main Dwelling House and Annexe. Drainage is to a septic tank, which is located within the grounds. The heating for the Main Dwelling House is via an oil-fired boiler and the heating for the Annexe is via electric panel heaters.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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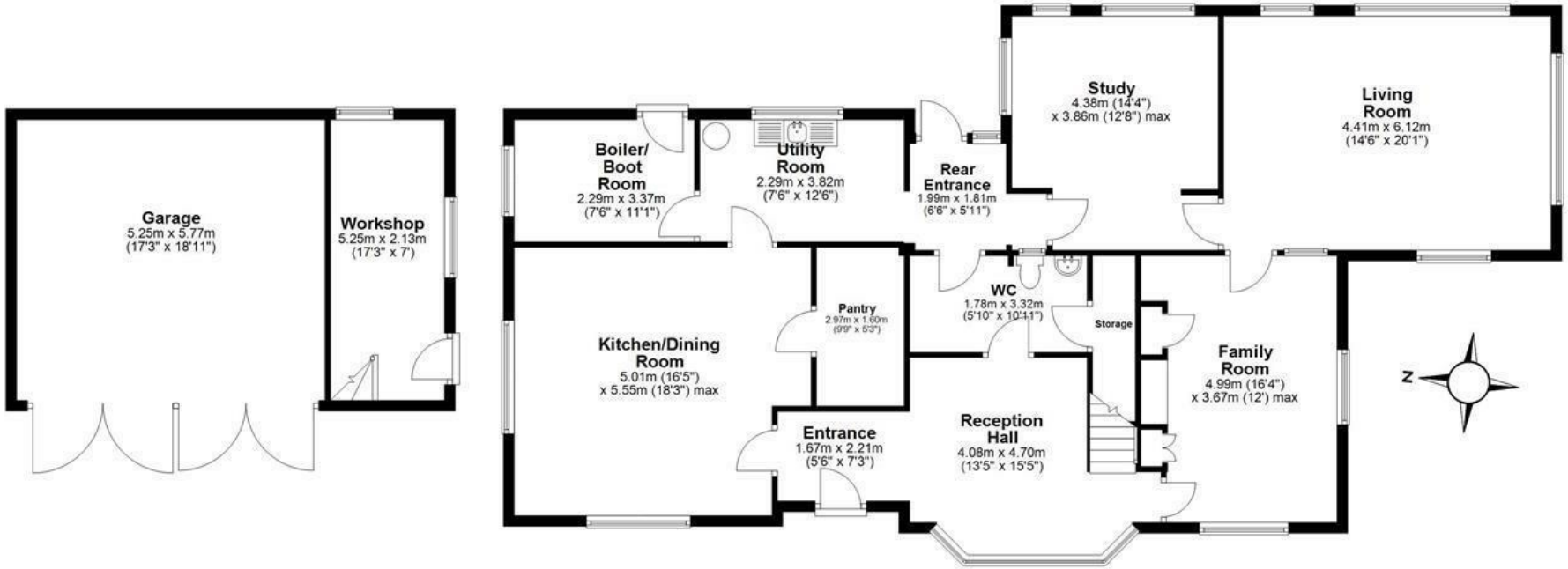
## Ground Floor

Approx. 190.1 sq. metres (2046.7 sq. feet)

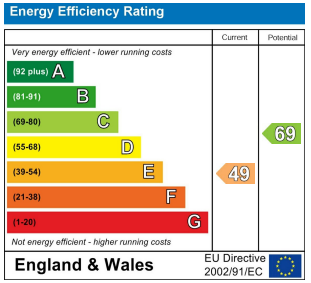


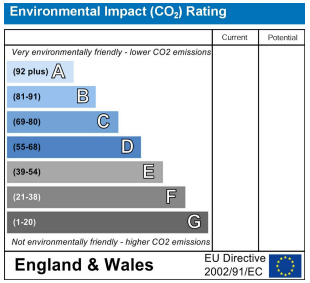

## First Floor

Approx. 141.9 sq. metres (1527.9 sq. feet)

Total area: approx. 332.1 sq. metres (3574.6 sq. feet)

NOT TO SCALE
Lapworth
WK511676
1.17 ac
WK498631
0.31 ac
Unregistered
2.78 ac
Grange Cottage
112.5m
GP
Barn Court


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
(21-38) F
(1-20) G
Not energy efficient - higher running costs
49
69
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Packwood House
Lapworth
Baddesley Clinton
M40
Rowington Green
Rowington
Finwood
Lowsonford
M40
Buckley Green
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