



Springbrook House, Spring Lane, Lapworth, Solihull

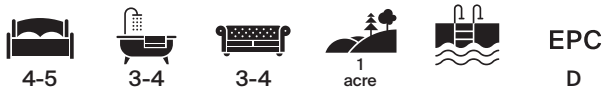


Springbrook House

Lapworth, Solihull

Springbrook House is a superb family home, the perfect fusion of contemporary farmhouse design and an inviting, spacious family abode. It is situated in a beautiful location in the picturesque Warwickshire village of Lapworth, which offers canal-side walks and gastro pubs and is close to all of the amenities in Dorridge and Knowle.

Offering four generous bedrooms within the primary residence, complemented by a self-contained annexe featuring an additional fifth bedroom and a versatile games room, this home offers an abundance of space tailored to meet the needs of the modern family.



Tenure: Freehold

Local authority: Warwick District Council

Council tax band: G

Outside, against breathtaking countryside views, is the heated swimming pool and an acre of garden, providing the canvas for idyllic family moments. Springbrook House offers character in rural surroundings but is only a 20-minute drive from Birmingham, ensuring you are never far from city life. 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 are 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.

National Trust properties can be found a short distance away at Baddesley Clinton and Packwood House, and Hatton Country World offers a treat for the whole family.





A beautiful family home with ancillary accommodation, swimming pool and extensive views.

Sports enthusiasts will enjoy nearby world-class golf courses, including the Belfy while equestrian lovers can enjoy the nearby facilities of Solihull Riding Club.

The Property

Springbrook House is a superb family home and offers an abundance of flexible and sizeable accommodation throughout. The ground floor comprises an entrance hall with stairs rising to the first floor and doors radiating to the ground floor reception rooms, which include a dual aspect drawing room with impressive feature fireplace and, of course, the fabulous open-plan breakfast/kitchen with delightful snug and utility off.

The kitchen area benefits from a great range of wall and base units sat beneath a mix of Corian and Wooden worktops with integrated appliances, including an electric AGA, Samsung fridge and freezer and Bosch dishwasher. The dining area has ample space for a dining table with double doors opening out to the garden. The snug located off the kitchen has a wonderful fireplace and bay window overlooking the foregarden. A useful and versatile study area complements the ground floor further and allows for beautiful views over the rear gardens and rolling countryside beyond.

The first floor benefits from having an outstanding principal bedroom with en suite bathroom, dressing area and, again, excellent views to the rear, three further double bedrooms, one of which benefits from an en suite and a further family bathroom. Springbrook House offers the serenity of countryside living without sacrificing the convenience of a short commute.

Gardens and grounds

Outside Springbrook House is enhanced further via the one bedroom self-contained annexe and double garage. A large driveway allows parking for several cars and gives access to the garaging.

To the side and rear is a superb garden of an enviable size enjoying wonderful views over the countryside beyond. An excellent patio area with heated swimming pool is perfect for those summer BBQs.





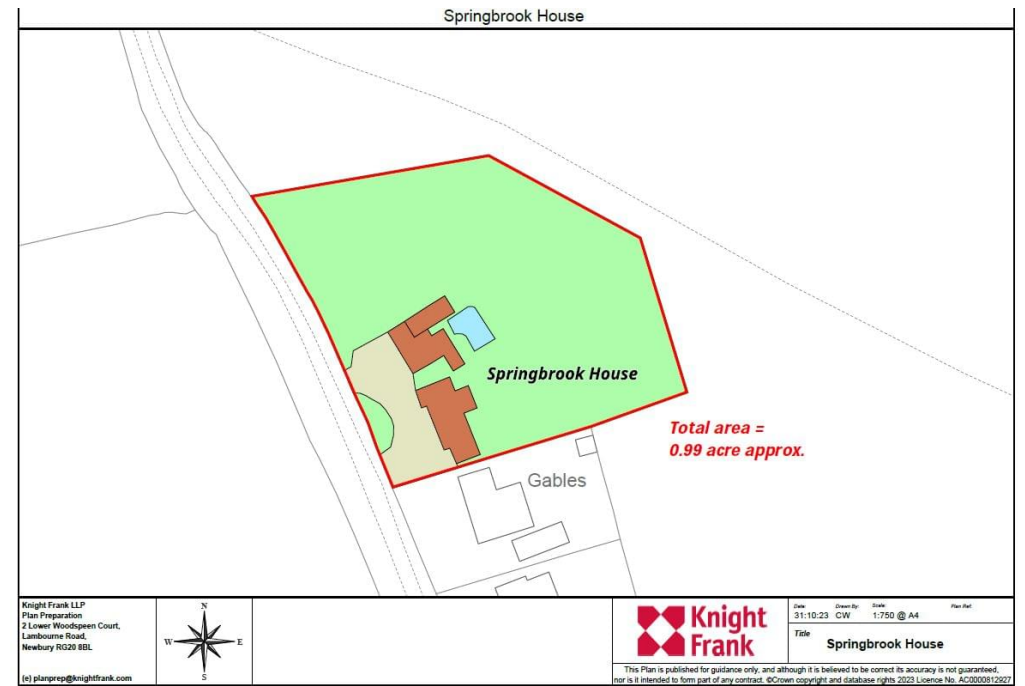


Services

Mains water and electricity. LPG central heating. Klargester system.
Air source heat pump to heat the swimming pool.

Directions (B94 5NS)

From the M42 (J4), take the third exit and stay on the Stratford Road A3400 for approximately 1.5 miles and turn left on to Wharf Lane. Turn right on to Spring Lane, and the property will be identified on the left-hand side.





Approximate Gross Internal Floor Area

364 sq m / 3921 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Springbrook House Lapworth



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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Date: 03 January 2024
Our reference: STR012250879

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

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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We'd love to help you.

Yours faithfully



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