Knight Frank

WILLOW COTTAGE

Brome Hall Lane, Lapworth, Solihull, Warwickshire

A BEAUTIFUL COTTAGE IN THE MOST SECLUDED OF LOCATIONS WITH EXTENSIVE GARDENS OFFERING ABSOLUTE PRIVACY.

Nestled within a delightful, secluded setting, Willow Cottage offers the rare combination of rural tranquillity and village convenience – making it the perfect retreat for families seeking space, character, and lifestyle.

			EPC
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Services: Mains water, electricity and mains drainage. Oil fired central heating
What3Words: ///behalf.rosette.spearhead
Tenure: Freehold
Local Authority: Warwick District Council
Council Tax Band: E
Viewing: By prior appointment only with the agents

SITUATION

Willow 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.

M42 (J4) 8 miles
M40 (J15) 10 miles
Birmingham International Airport 11 miles
Warwick 11 miles
Birmingham City centre 12 miles
Stratford-upon-Avon 12 miles
(distances approximate)

WILLOW COTTAGE

Tucked away in a peaceful and private location, yet just a short walk from the heart of the village and all its amenities, Willow Cottage is a superb and characterful family home offering both charm and convenience in equal measure.

This beautifully presented property welcomes you with a spacious entrance hall that sets the tone for the warm and inviting interiors throughout. The ground floor features a generous drawing room, perfect for relaxed evenings, alongside a stunning open-plan kitchen, dining, and living area – ideal for modern family life and entertaining. A practical utility room and cloakroom complete the downstairs accommodation.

Upstairs, the home continues to impress with a principal bedroom suite, offering comfort and privacy, along with three further well-proportioned bedrooms. The layout is completed by three stylish bathrooms, two of which are en suite.

LOVE

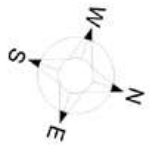
GARDENS AND GROUNDS

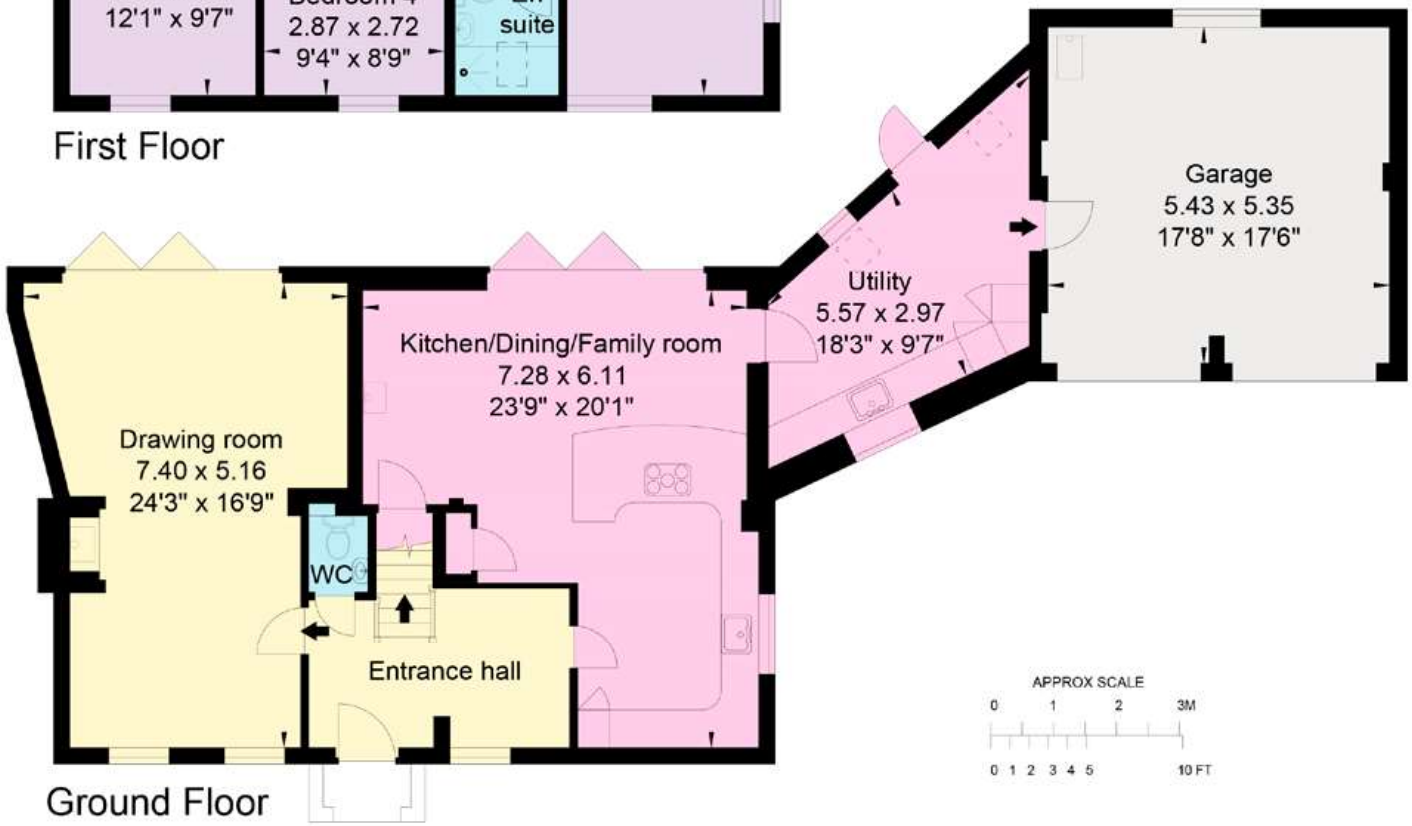
The property is further enhanced by a large driveway, providing ample parking for several vehicles and giving direct access to the double garage.

To the rear lies one of Willow Cottage's most outstanding attributes: a beautifully maintained and well-stocked garden, offering an idyllic escape. An inviting patio area is perfect for outdoor dining and entertaining, while the expansive lawns, mature planting, and peaceful surroundings create a space that is both elegant and welcoming.

The gardens are truly enviable and set Willow Cottage apart as a rare opportunity on the open market – a home sure to attract considerable interest.

First Floor





Ground Floor

Approximate Gross Internal Area
House: 180 sq m / 1,939 sq ft
Garage: 29 sq m / 313 sq ft
Total: 209 sq m / 2,252 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: 05 March 2026
Our reference: STR012506018

Willow Cottage, Brome Hall Lane, Lapworth, Solihull, B94 5RD

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.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to My Knight Frank.

For additional information or to make arrangements to view the property, please get in touch.

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V4.3 Sep 24