



CHESSETTS WOOD ROAD, LAPWORTH, B94 6EL  
ASKING PRICE OF £2,500,000





» No Upward Chain

» Set Upon A Premier Road Of Lapworth

» Within A Plot Extending To Approximately One Acre

» New Build Property Completed In 2019

» Over 7,000 Sq. Feet Of Luxury Accommodation

» ABB Home Control Entertainment System

» Six Bedrooms Five Of Which Are Double

» Basement With Gym/Steam Room/ Cinema/Games Room & Wine Cellar

» Triple Garage With Self Contained Annexe Above

### PROPERTY OVERVIEW

Set within a plot extending to approximately one acre and providing luxury accommodation approaching 7,000 square feet is this newly constructed six bedroom detached property which benefits from a triple garage with self contained guest quarters above. Set behind electronically operated gates and large block paved driveway, this most imposing property is set upon four floors, all with underfloor heating via air source heat pump and ABB Home Control Entertainment System, and is finished to the highest possible standard with the kitchens and bathrooms designed by Reflections of Dorridge. The ground floor accommodation is accessed via an imposing entrance hallway with bespoke staircase and provides access into three stunning reception rooms, open plan breakfast kitchen and family room which in turn leads to a second / caterers kitchen and boot room which provides access into the triple garage and separate staircase to the self contained guest quarters. To the first and second floors are five double bedrooms with a stunning dual aspect master suite with large dressing room, log burner and luxury ensuite. The basement is accessed via the central staircase and has been designed to provide every entertainment facility for a modern family including cinema room with Bower & Wilkins sound system, home gym and changing room, shower room, steam room with Sonos sound system, entertainment / games room and large walk in wine cellar. Outside the property enjoys a large and private rear garden which is mainly laid with lawn with full width paved patio area. Internal inspection of the stunning and luxury family home is highly recommended and can be arranged via the Sole Agents Xact Homes on 01564 777284.

### PROPERTY LOCATION

The popular village of Lapworth is regarded as an outstanding village in which to reside as it offers an unspoilt rural location yet is located only a short drive from the larger villages of Knowle and Dorridge. In addition, Solihull town centre is some five miles in distance and contains many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Lapworth village itself contains excellent local inns and shops, rail service from its own station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Being surrounded by greenbelt countryside with many rural, canalside walks and bridle paths, Lapworth is an outstanding village for those who enjoy natural countryside. There are two National Trust properties close to Lapworth, the historic houses of Baddesley Clinton and Packwood House. Stratford-upon-Avon is some 14 miles away and Warwick approximately 9 miles. Furthermore, the N.E.C., Birmingham Airport and Railway Station the M42 and M40 motorway links are all within very easy reach.

### COUNCIL TAX

Band H

### TENURE

Freehold

### SERVICES

Mains electricity (Air Source Heating) and water

### BROADBAND

Talk Talk

### GARDEN

Private rear garden

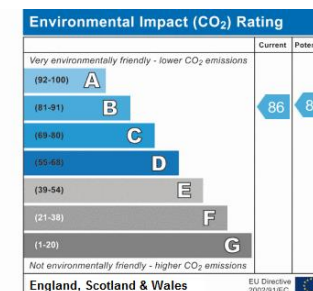
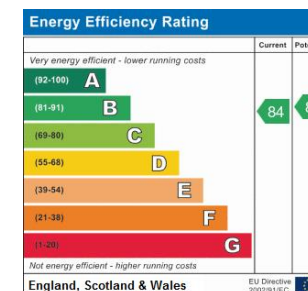
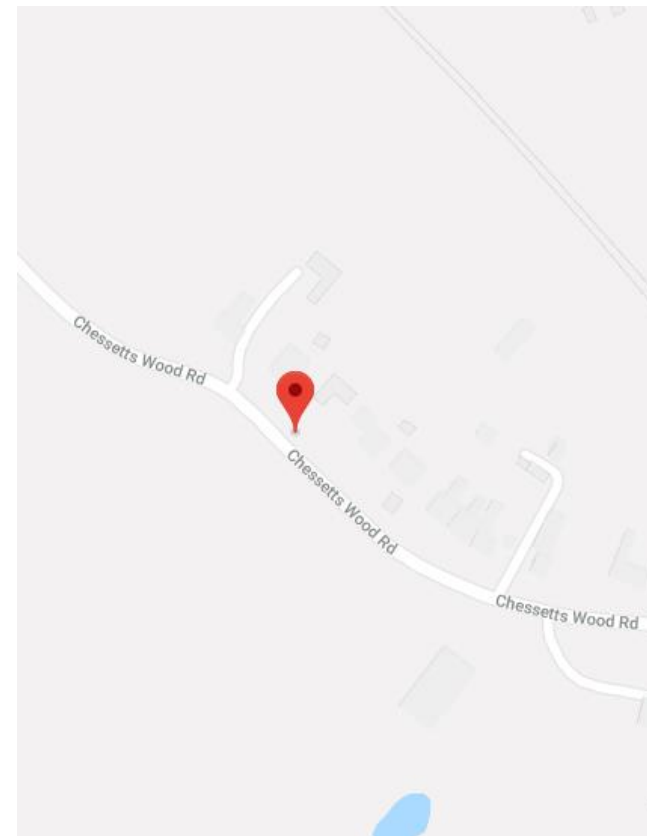
### ITEMS INCLUDED IN THE SALE

Carpets, fitted wardrobes in bedrooms five and six, light fittings, underfloor heating, CCTV (burglar alarm - Macan security), electric garage door, cinema room projector, iPad to control lighting/sound system and log burner in Master bedroom

Kitchen - Leicht kitchen furniture, Kaelo worktops, integrated champagne bucket, Dornbracht pivot tap, Dornbracht hardware, Gaggenau single oven, steam oven, coffee machine, warming drawers, ceiling extractor, induction hob, Siemens tall larder fridge, tall larder freezer and dishwasher.

Chef's kitchen - Leicht kitchen furniture, compact material worktop, Siemens gas hob, single oven, extractor, dishwasher and Dornbracht hardware.

Bathrooms - Dornbracht brassware & showering, TOTO wc and Keuco accessories,



**ENTRANCE HALL**  
16' 6" x 15' 7" (5.0m x 4.7m)

**STUDY/MUSIC ROOM**  
16' 11" x 16' 10" (into bay) (5.2m x 5.1m)

**LOUNGE**  
18' 8" x 16' 10" (5.7m x 5.1m)

**FAMILY ROOM**  
16' 6" x 15' 3" (5.0m x 4.6m)

**DINING ROOM**  
17' 1" x 16' 10" (into bay) (5.2m x 5.1m)

**VERSACHE POWDER ROOM**  
7' 3" x 3' 10" (2.2m x 1.2m)

**KITCHEN**  
16' 10" x 12' 0" (5.1m x 3.7m)

**PANTRY**

**CHEF CATERERS KITCHEN**  
16' 1" x 6' 6" (4.9m x 2.0m)

**BOOTROOM**

**SHOWER ROOM**  
10' 11" x 5' 1" (3.3m x 1.5m)

**INTEGRAL TRIPLE GARAGE**  
27' 11" x 18' 1" (8.5m x 5.5m)

**BASEMENT**

**WINE CELLAR**  
16' 3" x 13' 11" (5.0m x 4.3m)

**GYM**  
17' 4" x 16' 6" (5.3m x 5.0m)

**CINEMA**  
16' 3" x 14' 10" (5.0m x 4.5m)

**ENTERTAINMENT ROOM**  
21' 8" x 16' 4" (6.6m x 5.0m)

**STEAM ROOM**  
9' 10" x 7' 6" (3.0m x 2.3m)

**SHOWER ROOM**  
11' 9" x 5' 10" (3.6m x 1.8m)

**ELECTRIC COMMS ROOM**  
8' 7" x 6' 10" (2.6m x 2.1m)

**PLANT ROOM**  
9' 2" x 8' 5" (2.8m x 2.6m)

**FIRST FLOOR**

**MASTER BEDROOM**  
20' 7" x 17' 1" (6.3m x 5.2m)

**DRESSING/LIVING ROOM**  
17' 0" x 10' 1" (5.2m x 3.1m)

**ENSUITE**  
16' 4" x 10' 9" (5.0m x 3.3m)

**BEDROOM TWO**  
17' 1" x 12' 11" (5.2m x 3.9m)

**ENSUITE**  
8' 0" x 3' 10" (2.44m x 1.18m)

**BEDROOM THREE**  
16' 10" x 13' 5" (5.1m x 4.1m)

**ENSUITE**  
7' 2" x 3' 10" (2.2m x 1.2m)

**SECOND FLOOR**

**BEDROOM FIVE**  
20' 8" x 11' 11" (6.3m x 3.6m)

**WALK IN DRESSING ROOM**  
8' 3" x 6' 9" (2.51m x 2.06m)

**BEDROOM SIX**  
20' 9" x 11' 10" (6.3m x 3.6m)

**WALK IN DRESSING ROOM**  
8' 4" x 6' 9" (2.53m x 2.06m)

**MASTER BATHROOM**  
13' 5" x 6' 2" (4.1m x 1.9m)

**ANNEXE ABOVE GARAGE**

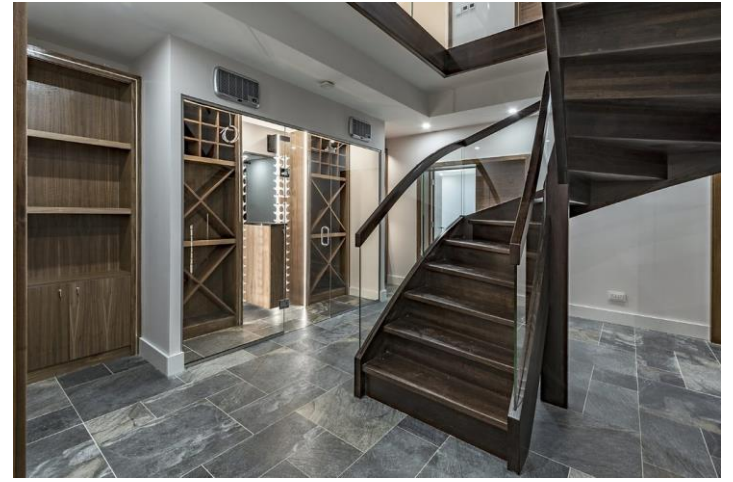
**BEDROOM FOUR**  
18' 10" x 12' 3" (5.7m x 3.7m)

**KITCHEN**  
8' 10" x 7' 3" (2.7m x 2.2m)

**BATHROOM**  
8' 1" x 4' 6" (2.48m x 1.38m)

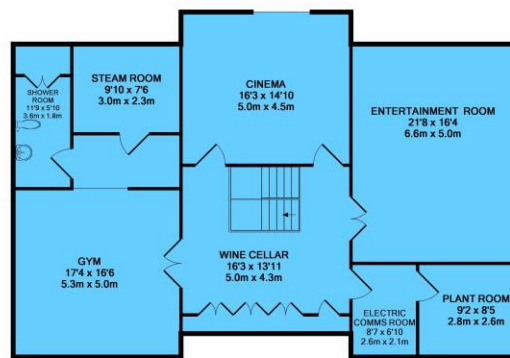
**OUTSIDE THE PROPERTY**

**GARDEN**

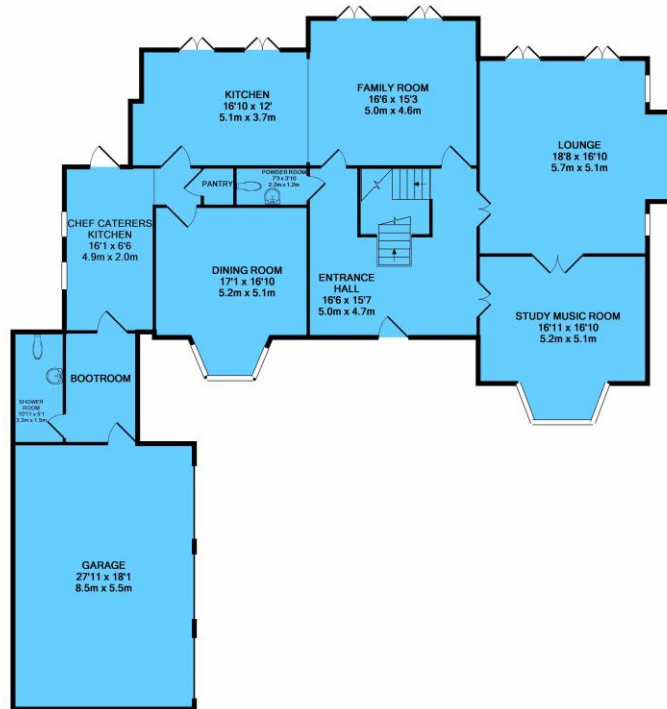








BASEMENT LEVEL  
APPROX. FLOOR  
AREA 1034 SQ. FT.  
(142.9 SQ. M.)

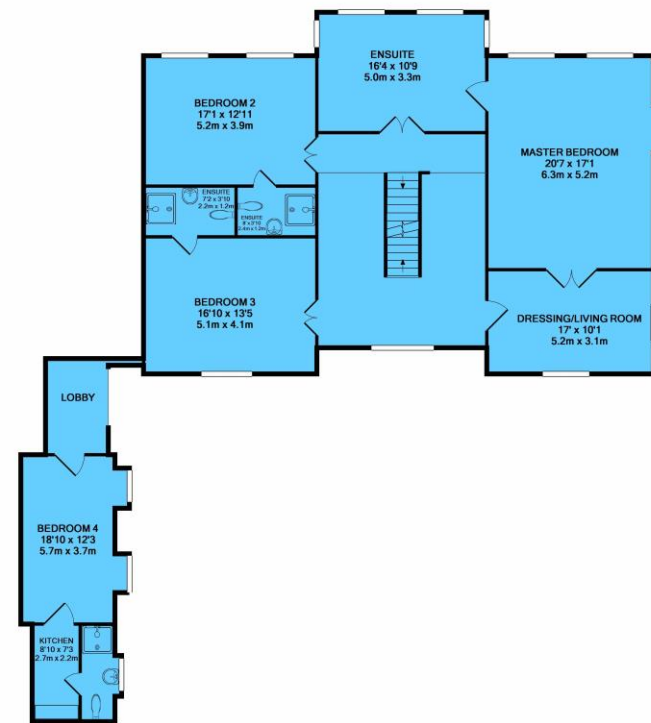


GROUND FLOOR  
APPROX. FLOOR  
AREA 2325 SQ. FT.  
(216.9 SQ. M.)

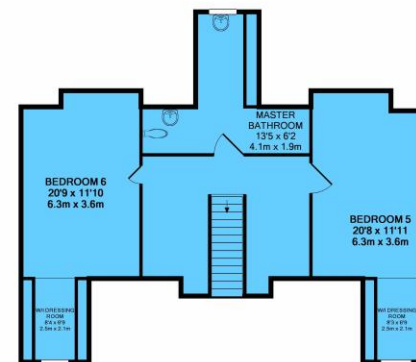
TOTAL APPROX. FLOOR AREA 6654 SQ. FT. (618.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 6/2019



1ST FLOOR  
APPROX. FLOOR  
AREA 1909 SQ. FT.  
(177.3 SQ. M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 881 SQ. FT.  
(82.4 SQ. M.)