



Lakeside,
Common Lane, Mappleborough Green, Nr. Studley, B80 7DP

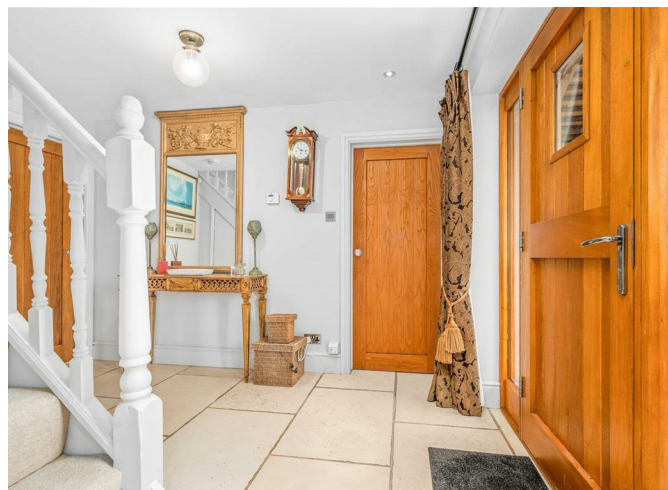
Offers In Excess Of £1,100,000

Lakeside, as its name rather implies, is a truly exceptional detached residence, beautifully positioned in a peaceful rural setting beside a private fishing lake, with the delightful Mappleborough Green parish church below.

The property is immaculately presented throughout, with accommodation thoughtfully arranged over two floors and briefly comprising; five good-sized bedrooms, four bathrooms (including a convenient downstairs wet room), substantial living room, open plan kitchen/dining room, utility room, and boiler room. In all, the plot totals some 7.02 acres, which incorporates pleasant gardens and grounds, detached garage, brick-built late Victorian pump house (offering a multitude of potential uses), additional storage building and just over 6 acres of pastureland, orchard, young woodland plantation and a dell with some fine mature oak trees therein.

A particular highlight of Lakeside is its array of eco-friendly features, including solar panels, ground source heating, battery storage unit, and EV charging point. The home achieves an excellent 'B' energy efficiency rating, with average running costs estimated at around £100 per month.

This property enjoys wonderful privacy, well away from the "madding crowd", but remains within easy access of major road and motorway networks, with the nearby A435 giving links to the M5, M40 and M42 motorways. The village of Mappleborough Green provides a number of facilities to include; 'The Boot Inn' public house, well regarded primary school, several garden centres, and a Chinese restaurant. There is also a local bus service ('512') that runs from Redditch to Stratford-upon-Avon (and vice versa). In addition, the property is conveniently placed for the wide range of amenities on offer in Studley, Henley-in-Arden and Alcester slightly further afield.



A long private driveway leads up to Lakeside (including its gardens, grounds and adjoining land) and to the neighbouring mid-Victorian dwelling. This track also provides access to the farmer, who cultivates the arable fields.

There is ample parking to the front of the property and the hardwood front door (with wide canopy porch above, double glazed screens to either side and slabbed floor) opens into:

Reception Hall

11'1" x 9'2" (3.40m x 2.80m)

With staircase rising to the first floor, door to understairs storage cupboard, and tiled flooring.

Living Room

20'11" x 12'1" (6.40m x 3.70m)

With recessed ceiling downlights, wall light points, double glazed window overlooking the open countryside to the front, timber casement double glazed bi-fold doors leading to the sun terrace, lawned gardens and down to the lake, and tiled flooring (matching the reception hall).

Open Plan Kitchen/Dining Room

Dining Area

14'5" x 10'5" (4.40m x 3.20m)

With recessed ceiling downlights, timber casement double glazed bi-fold doors leading to the sun terrace, lawned gardens and down to the lake, and tiled flooring (matching the reception hall). Opening into:

Kitchen Area

20'11" x 12'1" (6.40m x 3.70m)

With recessed ceiling downlights, double glazed window overlooking open countryside to the front, further double glazed window overlooking the rear garden and countryside to the West, an extensive range of "Neptune" designed and installed wall, drawer and base units (incorporating larder/storage cupboards and two slide-out waste bins) with granite work surfaces over, inset twin Belfast-style porcelain sink with draining grooves, wood-fired "Esse" range-style cooker with three ovens and two hobs, built-in "Neff" oven with grill, induction hob with "Neff" fume extractor hood over, integrated fridge-freezer, integrated dishwasher, integrated

washing machine, breakfast bar with substantial granite work surface and inset Belfast sink with swing mixer tap over, and tiled flooring (matching the reception hall). Door into:

Downstairs Wet Room

6'10" x 5'2" (2.10m x 1.60m)

With recessed ceiling downlights, double glazed window to the side, shower unit (with drain point) to the side with shower attachment on adjustable height slide and temperature control, low level WC, wash hand basin with mixer tap over, extractor fan, tiling to all walls to full height, and chrome ladder-style towel rail.

Utility Room

10'2" x 9'10" (3.10m x 3.00m)

With recessed ceiling downlights, double glazed windows to the front and side, a range of "Neptune" designed and installed wall, drawer and base units (incorporating full height cupboards) with granite work surfaces over, inset large Belfast sink with draining grooves and swing mixer tap over, space and plumbing for an automatic washing machine, extractor fan (operated on humidity levels), fitted shelving for shoe storage, and tiled flooring (matching the reception hall).

First Floor Central Landing

16'4" x 5'10" (5.00m x 1.80m)

Around the stairwell, there is galleried balustrading; with double glazed window overlooking the open countryside to the front. Door into:

Linen Cupboard

With slatted shelving.

Bedroom One

14'9" x 10'2" (4.50m x 3.10m)

With recessed ceiling downlights, double glazed windows overlooking the outbuildings and open countryside beyond, double glazed casement doors (opening inwards and with glazed balustrading) giving fine views over the gardens and open countryside towards the Lickey Hills, and oak finished flooring. Door into:





En-Suite Shower Room

10'2" x 4'11" (3.10m x 1.50m)

With recessed ceiling downlights, double glazed window to the front, 3-piece suite comprising; large walk-in shower with glazed screen and mains fed 'drench head' shower over, low level WC, large vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to three walls to full height, chrome ladder-style towel rail, and tiled flooring.

Bedroom Two

12'1" x 11'5" (3.70m x 3.50m)

With central light point and double glazed casement doors (opening inwards and with glazed balustrading) giving fine views over the gardens and open countryside beyond. Door into:

En-Suite Shower Room

6'6" x 4'7" (2.00m x 1.40m)

With recessed ceiling downlights, double glazed window to the rear, 3-piece suite comprising; corner shower cubicle with slide-around glazed screens and shower attachment on adjustable height slide over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to all walls to full height, and electric shaving point.

Bedroom Three

13'1" x 9'6" (4.00m x 2.90m)

With double glazed window overlooking the open countryside to the front.

Bedroom Four

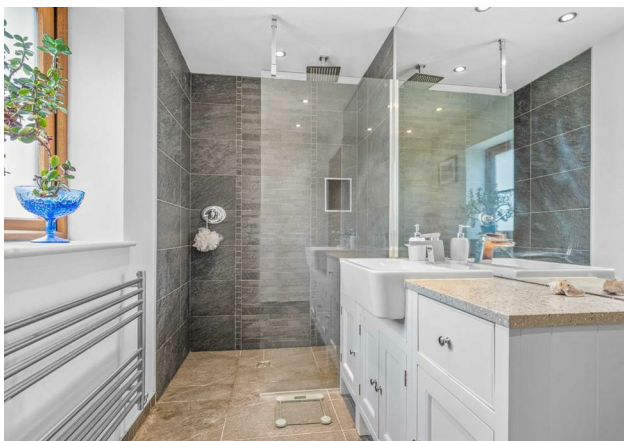
12'1" x 9'2" (3.70m x 2.80m)

With central ceiling light and double glazed window overlooking the open countryside to the front.

Bedroom Five/Study

8'6" x 7'6" (2.60m x 2.30m)

With central ceiling light and double glazed window overlooking the gardens to the rear and open countryside beyond.



Family Bathroom

8'6" x 6'10" (2.60m x 2.10m)

With recessed ceiling downlights, double glazed window to the rear, 4-piece suite comprising; large freestanding bath with chrome mixer tap and separate telephone-style attachment over, walk-in shower with glazed screen and main fed 'drench head' over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to all walls to full height, and large chrome ladder-style towel rail.

OUTSIDE

The back door (with canopy porch above) leads to the paved yard, which, in turn, gives access to:

Boiler Room

Housing the "IVT" heat pump/exchanger (drawing its energy from the ground source underground pipework, which is within the curtilage of the property) and "myenergi Eddi" meter unit for the solar panel feed (which powers, with the aid of the heat pump, the 3kw immersion heater unit, providing a substantial amount of hot water).

From the paved yard, a pair of bi-fold doors open into:

Garage

18'0" x 15'1" (5.50m x 4.60m)

With strip lights to the ceiling, garage doors (temporarily closed off) giving access to the driveway, built-in work bench units to two walls, and concrete floor. To one end, there is a "SolarEdge" 10kw battery storage pack, which feeds from the solar panels and can draw energy from the solar panels during the day and off-peak energy at night.

From the house and garage, a gravelled pathway leads through the gardens and to:

Late Victorian Pump House

20'11" x 11'1" (6.40m x 3.40m)

With double glazed windows overlooking the gardens, double glazed casement doors overlooking the terrace area (where there is currently located a "Hot Springs" hot tub), and part-tiled/part-hardcore floor. Mains power and water are connected to this building. There is an access point for foul drainage, which is connected to the drainage system, being a Klargester digester.

Storage Building

30'10" x 11'9" (9.40m x 3.60m)

Of timber construction and including an enclosed store (ideal for storing animal feed, machinery, etc.); with single pitch corrugated metal roof, electric light, and hardcore floor. There is a further store (3.60m x 1.30m) to one end.

Land

Off the main driveway, there is a field-style gate that leads to a hardcore area, to the side of which is a "myenergi" 7kw charging point. A stoned driveway gives access to the main area of land, which is largely pasture, although there are two orchard areas with a variety of apple, cherry, damson and pear trees. Towards the top of the site, there is a russet apple tree and beyond, there is a small woodland plantation with birch and field maple trees. To the lower part of the site, there is an oak tree on the boundary, with two owl nesting boxes within. At the top of the site, there are mature ash and oak trees, and two dried-up marl pits, beyond which there are glorious views towards Bredon Hill, as well as the Malvern Hills, to the South and West. In all, the site totals approximately 7.02 acres.

Additional Information

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 80 Mbps and a predicted highest available upload speed of 20 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Good outdoor, variable in-home', O2 and Three being rated 'Good outdoor' and Vodafone being rated 'Good outdoor and in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band E

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 property. Drainage is to a Klargester BioDisc drainage plant, with the outfall going into the stream. As previously mentioned, there is a 10kw battery storage pack in the garage, together with a ground source heat pump, heat exchanger and substantial hot water cylinder. The total energy costs for the year (for the whole property) is around £1,200, including car charging, which incorporates the EV charging point. Water charges are approximately £158 per half year.

Tenure:

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

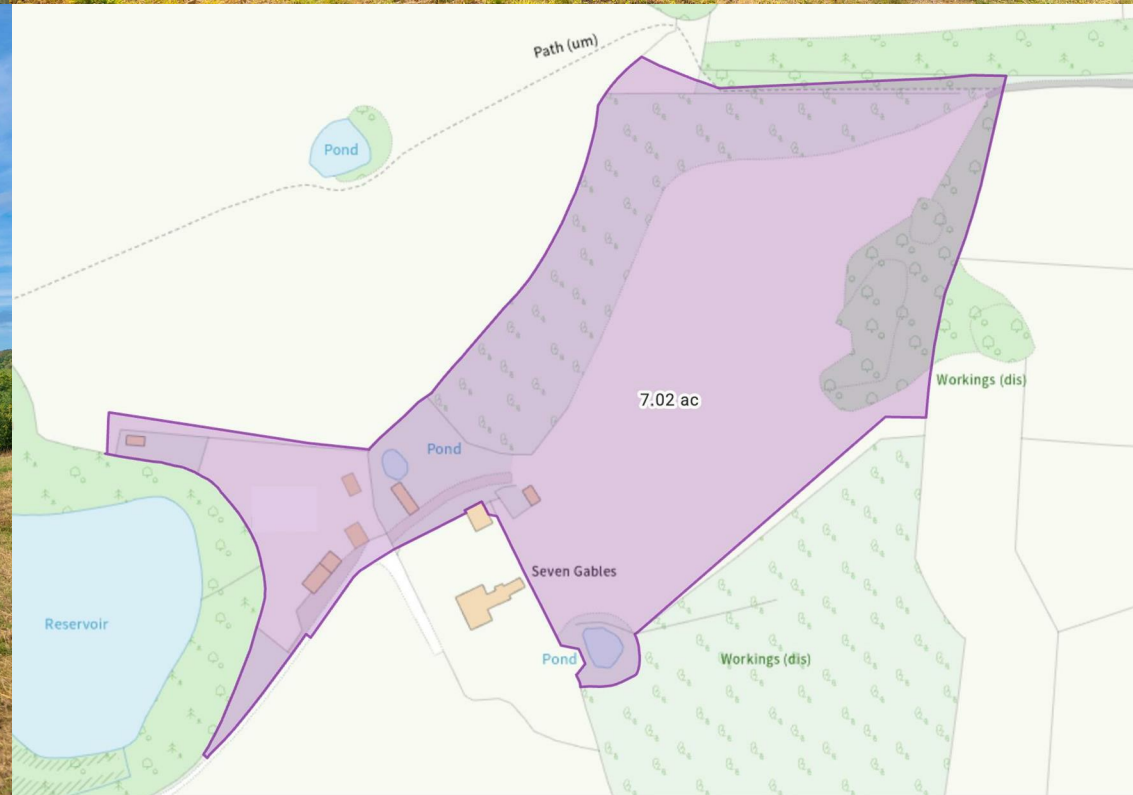
Viewing:

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

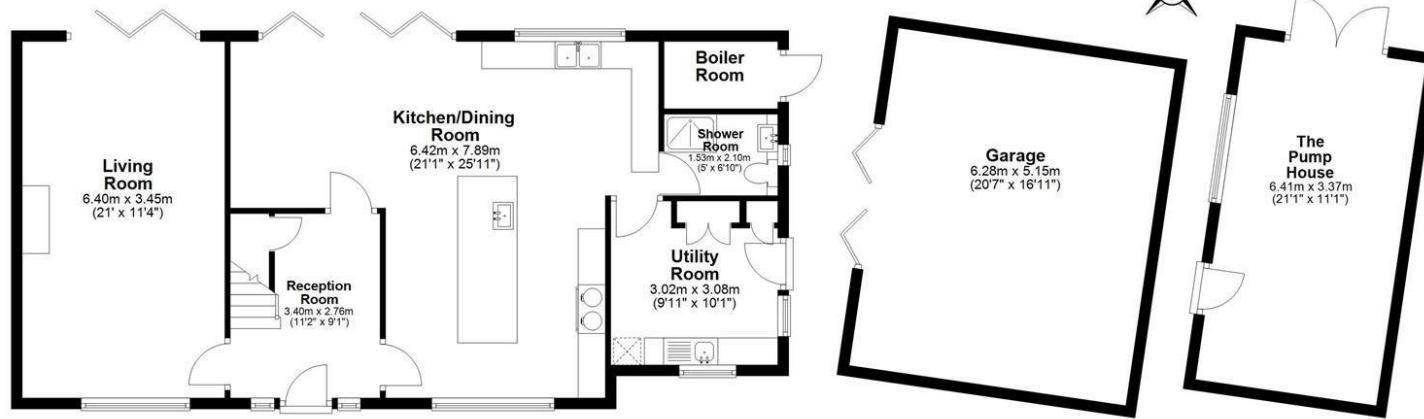
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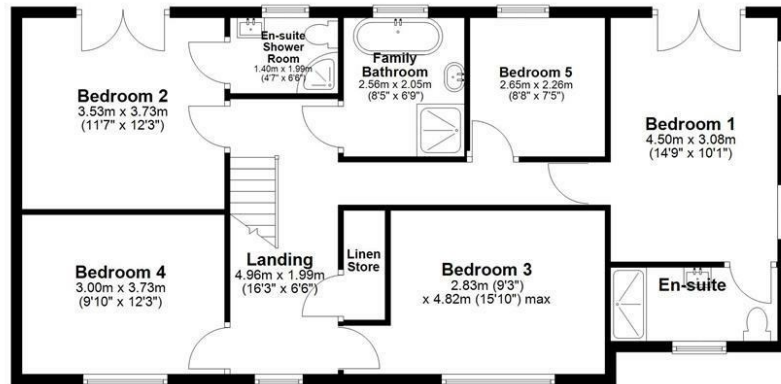
Ground Floor
Approx. 140.5 sq. metres (1512.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

First Floor
Approx. 88.0 sq. metres (946.8 sq. feet)



Total area: approx. 228.5 sq. metres (2459.4 sq. feet)

