



EARLES
TRUSTED SINCE 1935



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

Offers In Excess Of £1,100,000

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

A Private 7-Acre Lakeside Property Offering Exceptional Sustainability and Lifestyle Potential

INTRODUCTION

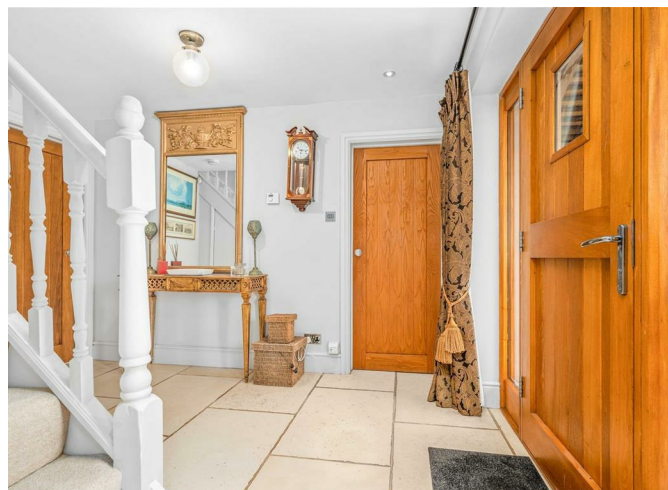
Set within approximately 7 acres of private grounds, Lakeside represents a rare opportunity to acquire a beautifully presented country home combining water, land and advanced eco-efficiency.

Positioned in a peaceful rural setting overlooking a private lake, this is a property designed for those seeking privacy, lifestyle freedom, and long-term sustainability.

Whether as a primary residence, a lifestyle retreat, or a property with potential for smallholding, leisure or income-generating uses, Lakeside offers a compelling and increasingly rare combination of features.

KEY HIGHLIGHTS

- * Overlooking a private fishing lake (owned by a third party)
- * Approximately 7.02 acres - including pasture, orchard and woodland
- * Exceptional eco credentials (EPC: B)
- * Solar panels, battery storage and ground source heating
- * Approximate energy costs of £180 per month (in total)
- * Five-bedroom detached home with four bathrooms
- * Detached double garage and additional outbuilding.
- * Victorian pump house with conversion potential (subject to planning permission)
- * Complete privacy with excellent access to regional transport links



LIFESTYLE & OPPORTUNITY

Lakeside is not simply a home - it is a lifestyle asset.

The land and setting offer a wide range of potential uses, including:

- * Equestrian or hobby farming
- * Smallholding or self-sufficiency living
- * Leisure or retreat-style use
- * Holiday letting or ancillary accommodation (subject to planning)

The combination of views over a private lake, orchard areas, pastureland, and woodland creates a unique environment that supports both relaxation and productive land use.

THE HOUSE

The main residence is immaculately presented and arranged over two floors, offering generous and well-balanced accommodation.

At its heart is a large open-plan kitchen and dining space designed for modern living, complemented by a substantial living room with direct access to the gardens and views towards the lake.

The layout provides flexibility for both family life and entertaining, with five well-proportioned bedrooms and four bathrooms, including a convenient ground-floor wet room.

The property flows naturally from interior to exterior spaces, with multiple access points leading onto terraces, gardens and the wider grounds.

ECO & RUNNING COST ADVANTAGE

A defining feature of Lakeside is its advanced eco infrastructure, offering both environmental and financial benefits.

Importantly, the property has no energy costs other than electricity, eliminating the need for oil, gas or other fuel sources.

- * Ground source heat pump system
- * Solar panels supporting daytime energy usage
- * Battery storage system allowing energy to be stored and used efficiently
- * EV charging point
- * Access to low-cost overnight electricity tariffs (circa 5p per kWh), ideal for charging both the battery storage system and electric vehicles
- * Energy Performance Rating: B
- * Approximate total annual energy costs: £2,000 (approximately £180 per month, including vehicle charging)
- * Sewage treatment plant

This integrated system allows the property to maximise energy efficiency by combining solar generation, stored energy usage and low-cost overnight tariffs. The result is a highly efficient, future proofed home with controlled and predictable running costs.





GROUNDS & LAND

The property extends to approximately 7.02 acres and includes:

- * Open pastureland
- * Orchard areas with a variety of fruit trees
- * Young woodland plantation
- * Mature trees and natural features
- * Overlooking a private lake (owned by a third party) with additional water features

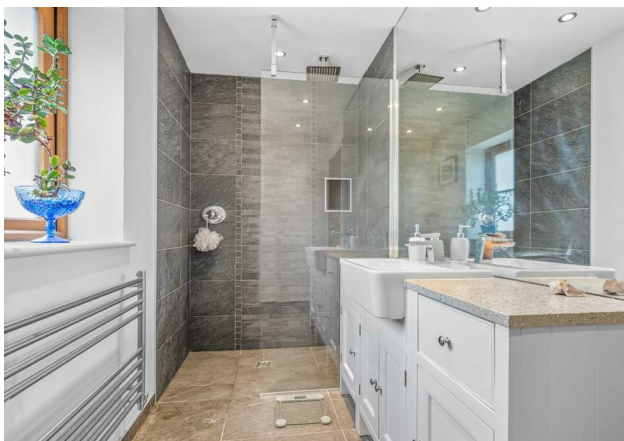
The grounds provide both visual appeal and functional versatility, with far-reaching views and a strong sense of seclusion.

OUTBUILDINGS & ADDITIONAL SPACE

In addition to the main residence, the property includes:

- * Detached garage with integrated battery storage system
- * Timber storage building suitable for equipment or livestock use
- * Late Victorian pump house with power and water connected

The pump house in particular offers significant potential for alternative uses, subject to the necessary permissions being sought.



LOCATION

Despite its private and tranquil setting, Lakeside remains well connected.

The nearby A435 provides access to the M5, M40, and M42 motorways, while local centres such as Studley, Alcester, Henley-in-Arden and Stratford-upon-Avon offer a wide range of amenities.

There are primary and secondary schools in the locality and the property is within the catchment area for several grammar schools.

This balance of accessibility and seclusion is a key component of the property's appeal.



IN SUMMARY

Lakeside represents a rare opportunity to acquire a fully realised lifestyle property combining land, water, sustainability and privacy.

For buyers seeking more than a conventional home - whether for lifestyle, long-term investment or future flexibility - this is a property that stands apart!

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 just over £2,000, 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.

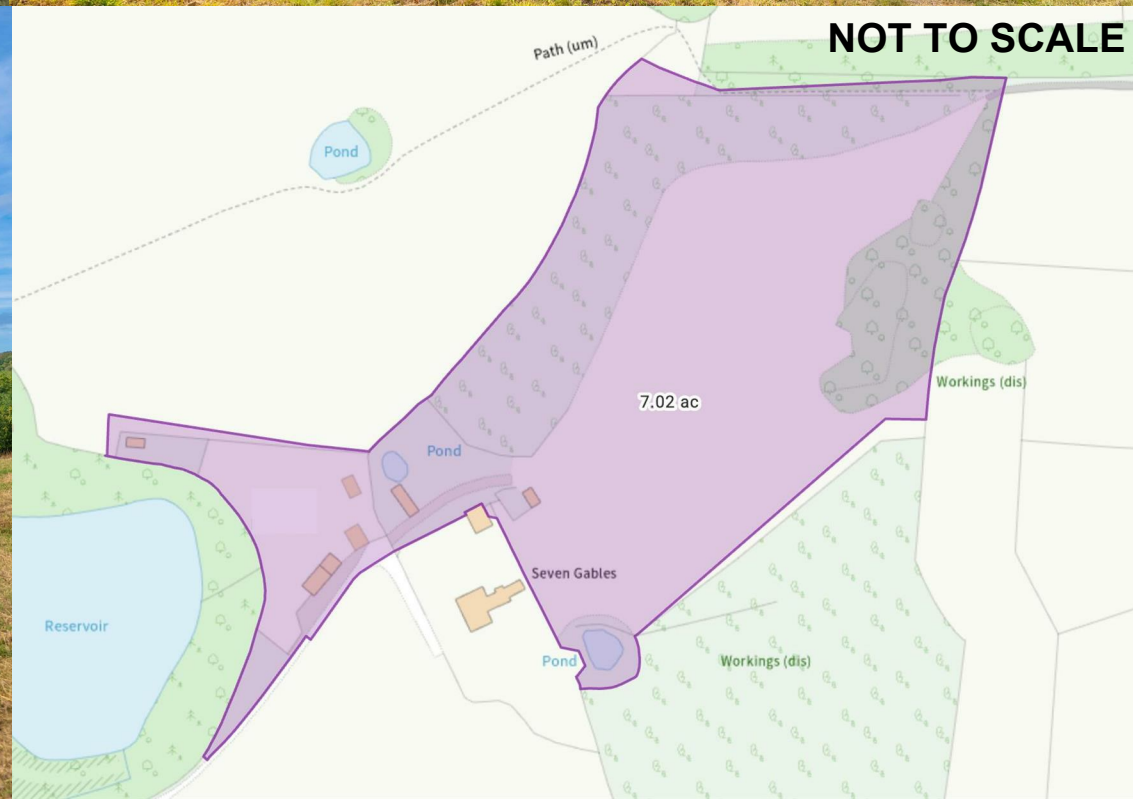
Viewing:

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

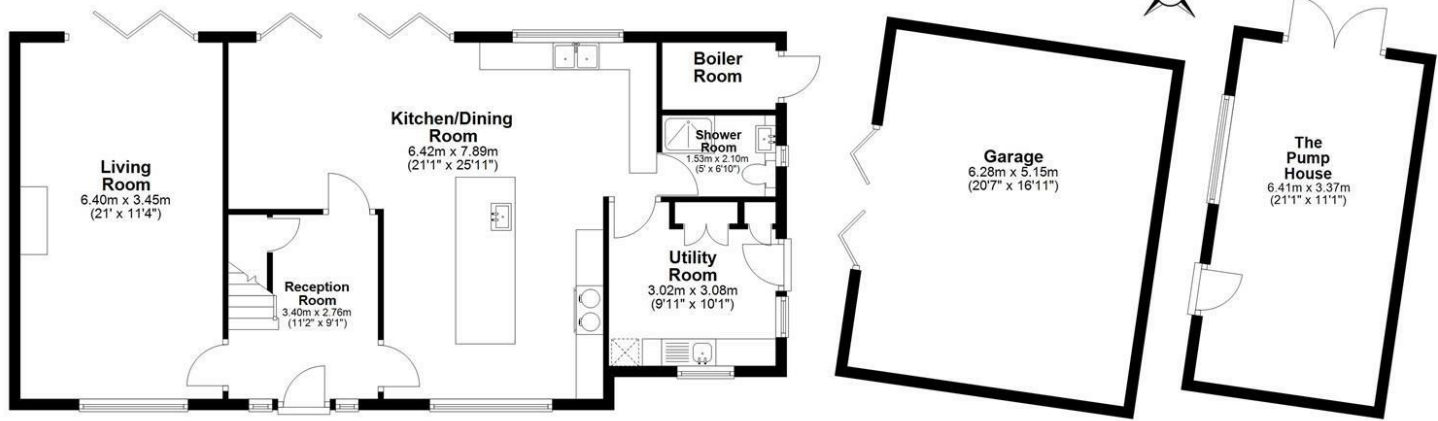
Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.







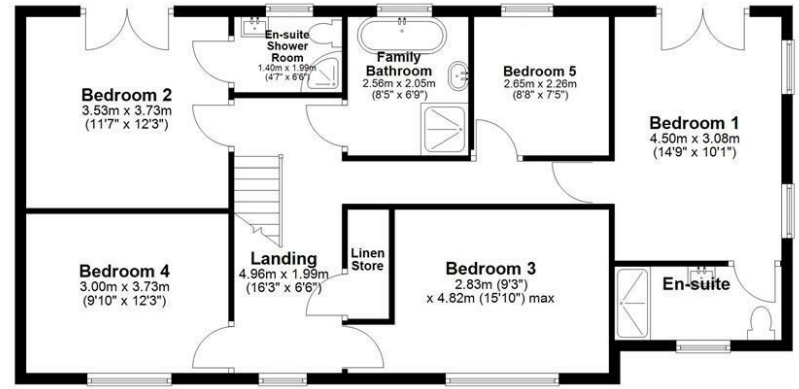
Ground Floor
Approx. 140.5 sq. metres (1512.6 sq. feet)



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)

