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**CEDAR COURT
PACKWOOD LANE
LAPWORTH
B94 6AU**

Set behind private gates in sought-after Lapworth, Cedar Court offers a relaxed countryside lifestyle with open field views and beautiful walks from the doorstep. Three double bedrooms, two en-suite facilities, generous living space, gated parking and a secluded garden create an easy, private retreat, moments from gastro pubs and Packwood House.

CEDAR COURT

Originally part of Cedar Lawn, Cedar Court retains a sense of history with practical modern living. Tucked behind a private approach in sought-after Lapworth, it enjoys a peaceful setting with open field views and a strong connection to the surrounding countryside.

The layout suits both family life and entertaining, with well-proportioned reception rooms flowing naturally and French doors opening onto the courtyard. The lounge features a log burner, while the separate dining room offers a more formal space with a fireplace and surround. At the heart of the home is the breakfast kitchen, supported by a utility room and a flexible sun room.

Upstairs are three double bedrooms with built-in wardrobes, two with en-suites, plus a family bathroom. Outside, a large courtyard and generous front garden provide private space to relax, with two gated driveways, extensive parking and a detached tandem double garage with potential for conversion subject to planning permission.







The property opens into a porch which leads through to a well-proportioned hallway, creating a natural flow and easy access to each room on the ground floor.

The lounge is spacious and inviting, with dual aspect views bringing in plenty of natural light. A feature log burner sits at the heart of the room, making it especially cosy in the winter months, while French doors open straight onto the brick-paved courtyard to extend the living space outdoors in warmer weather.

A separate dining room provides a more intimate setting for family meals or entertaining, with a fireplace and decorative surround adding character without overpowering the room.



The breakfast kitchen is designed for everyday practicality while remaining bright and welcoming. Double French doors open onto the courtyard, ideal for hosting or dining al fresco, and there is ample space for a table and chairs, keeping it a sociable hub of the home. Just beyond, the study offers the perfect work from home space which could easily be converted into a playroom or additional sitting room as needed.

A separate utility room keeps household tasks neatly tucked away and a conveniently positioned cloakroom completes the ground floor accommodation.





The first floor continues the sense of space found downstairs, with three well balanced double bedrooms arranged around the landing.

The principal bedroom benefits from built in wardrobes and its own en-suite shower room, offering comfort and privacy. The second bedroom also enjoys fitted storage and an en-suite, making it ideal for guests or older children. Two of the bedrooms look out across open fields, reinforcing the semi-rural setting and providing a pleasant outlook throughout the year.

The third double bedroom benefits from integrated wardrobes and is served by a spacious family bathroom. All rooms feel light and well kept, ready to move straight into while still offering scope to personalise over time.

Together, the upper floor provides practical family accommodation with the advantage of two en-suites, ensuring flexibility for modern living without compromising on comfort.











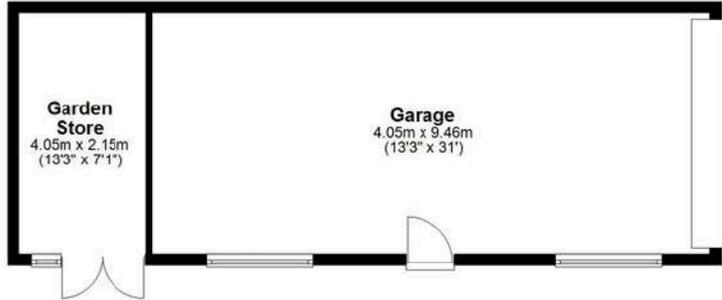
Externally the property is approached via an electric gated entrance, enhancing both privacy and security. Unusually, there are two separate gated driveways, allowing for flexible access and ample parking for multiple vehicles without feeling crowded.

The detached tandem double garage offers extensive storage or workshop potential. Subject to the necessary planning permission, it could also be converted into additional living space, a home studio or gym.

A large brick paved courtyard sits close to the house and provides a sheltered setting for outdoor dining and entertaining. Beyond, the sizeable private garden to the front offers lawned areas and open space, ideal for families or those who enjoy gardening. The combination of courtyard and garden ensures there is always a choice of sun or shade throughout the day.

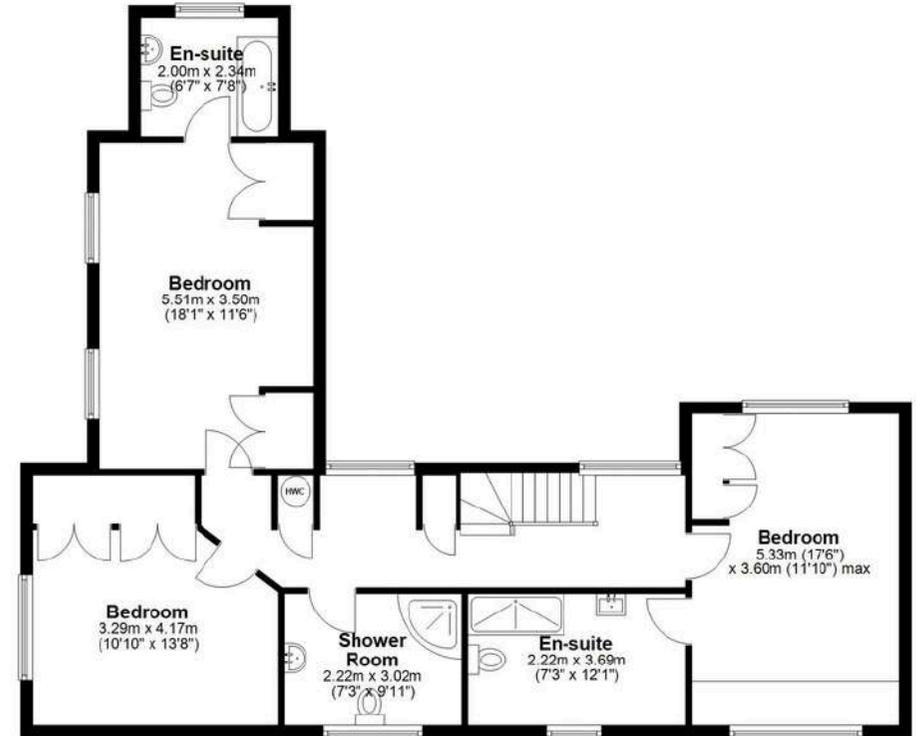
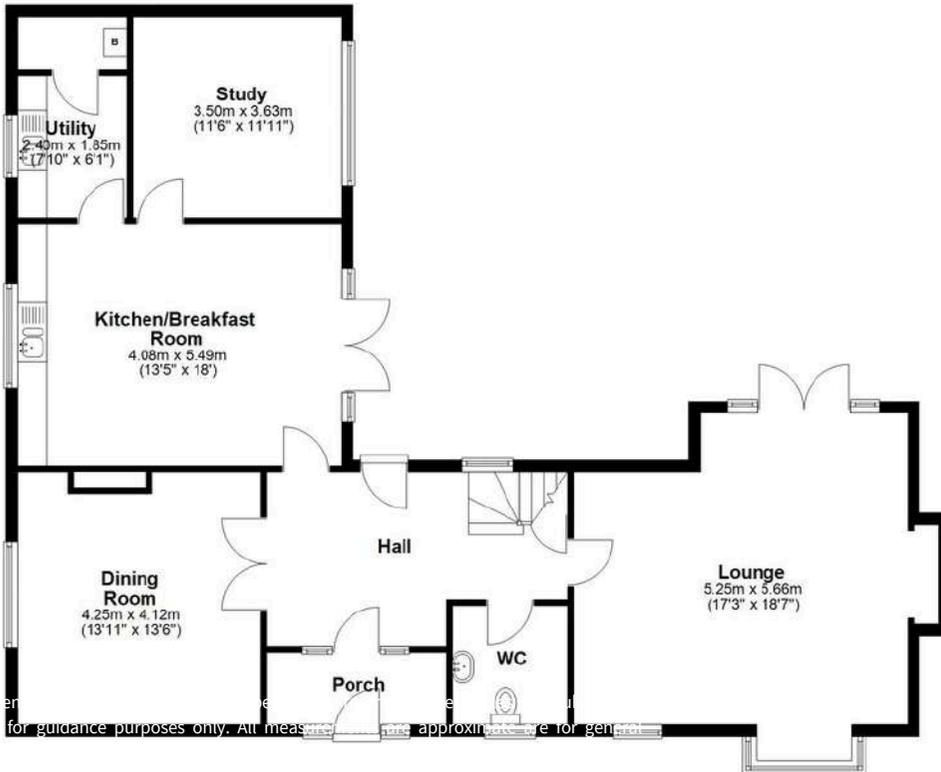


Ground Floor
Approx. 159.1 sq. metres (1712.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor
Approx. 90.9 sq. metres (978.8 sq. feet)



Total area: approx. 250.1 sq. metres (2691.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Three Double Bedroom Home
- Two En-Suite Bathrooms
- Separate Family Bathroom
- Two Large Reception Rooms
- Modern Breakfast Kitchen
- Sun Room and Utility Room
- Two Gated Driveways
- Detached Tandem Double Garage
- Prestigious Lapworth Location

SIZE Total - 2,691 sq ft

TENURE Freehold

WARWICK DISTRICT COUNCIL - G

SERVICES

Main water and electricity are connected to the property, heating is oil fired, waste by shared septic tank. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	76 Mbps	18 Mbps

Network in the area: OpenReach

MOBILE

Network in the area: EE - 74%, O2 - 78%, 3 - 72%, Vodafone - 76%

PARKING

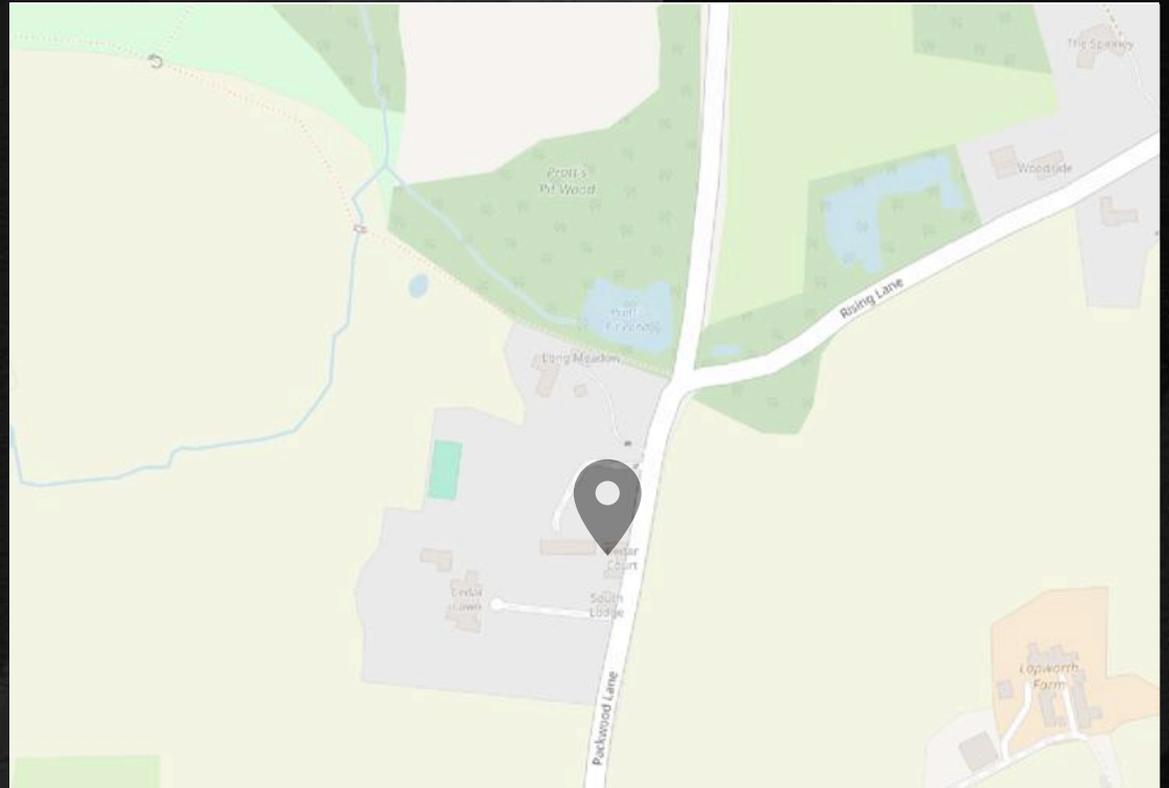
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Positioned in the highly regarded village of Lapworth, the property enjoys a semi rural setting surrounded by countryside and scenic walking routes. The area is known for its canals, open fields and relaxed village atmosphere. Within walking distance is Packwood House, a historic National Trust property with formal gardens and parkland, offering a wonderful place for weekend strolls. Two highly regarded local gastro pubs are also on your doorstep. The village's local amenities include a convenient local shop, doctors surgery and train station for access to nearby towns and transport links, balancing rural charm with everyday practicality.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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