



**Connells**

Hawthorne House Home Farm Close  
Lighthorne Warwick



# Hawthorne House Home Farm Close Lighthorne Warwick CV35 0AW

for sale offers over  
**£1,100,000**



## Property Description

Luxury Living in the Heart of Warwickshire

Discover Hawthorne House, a stunning five-bedroom detached home in the sought-after village of Lighthorne. Tucked away in a quiet cul-de-sac, yet close to Warwick, Leamington Spa, and fast rail links to London, this home offers the perfect blend of tranquility and connectivity.

Designed for modern living, it boasts two en-suites, a stylish family bathroom, and a spacious garage. High-end finishes from Villeroy & Boch and Siemens ensure luxury throughout, while cutting-edge energy-saving technology keeps running costs low.

Experience contemporary elegance in a truly enviable location

## Home Farm Close

Nestled in the heart of beautiful Warwickshire, Home Farm Close presents a rare opportunity to own a contemporary home in the sought-after village of Lighthorne. Set in a quiet cul-de-sac, this idyllic location offers both tranquility and connectivity, with Warwick and Leamington Spa nearby and fast trains to London from Banbury station.

Each Heathco home is crafted with high-quality finishes and carefully selected specifications, featuring top brands such as Villeroy & Boch and Siemens, known for their blend of exceptional design, functionality, and contemporary style.

Built with cutting-edge energy-saving technology, and are significantly more efficient, helping to reduce annual running costs while offering the comfort and sophistication modern living demands

## Entrance Hall

A welcoming space with door from front elevation, solid oak doors to adjoining rooms and a beautiful oak staircase leading to the first and second floors.

## Cloakroom

Fitted with a Villeroy & Boch suite comprising WC and hand wash basin with an obscure double glazed window to front elevation:

## Sitting Room

19' 7" MAX x 18' 3" MAX ( 5.97m MAX x 5.56m MAX )

A spacious and light reception room to the front of the property.

## Kitchen/Diner/Family Room

26' 7" x 15' 9" ( 8.10m x 4.80m )

This modern fitted kitchen offers a stylish and practical space, featuring a range of wall and base-mounted units with quartz worktops. A central island with a breakfast bar provides additional seating, complemented by hanging pendant lights.

Integrated appliances include an upright fridge, dishwasher, induction hob, microwave combi oven with warming drawer, and an additional oven. The stainless steel one-and-a-half bowl sink comes with a monobloc chrome tap and Quooker boiling water attachment for added convenience. The kitchen is finished with ceramic wood-effect tiled flooring, inset ceiling downlights, and a door leading to the Utility Room and lounge

The FAMILY and DINING AREA is a spacious and versatile space, comfortably fitting a table for 6-8 people plus a sofa. With a TV point, double-glazed side windows, enhanced by inset ceiling downlights and French doors opening to the rear patio and garden.

## Utility Room

With space and plumbing for tumble dryer and washing machine, built in double freezer, wall and base units with complementary work surfaces and inset sink, door to garage and rear garden.

## Formal Lounge

19' 5" x 14' 2" ( 5.92m x 4.32m )

A generous sized lounge to the rear of the property with ceiling downlighters, wood effect flooring and large bi-fold doors leading through to the rear garden.

### Study

9' 5" x 8' 5" ( 2.87m x 2.57m )

A versatile room to the front of the property which is currently utilised as a study.

### First Floor

#### Galleried Landing

Having double glazed window to front elevation, airing cupboard, doors to all second floor bedrooms and bathroom;

#### Main Bedroom

26' 2" MAX x 15' 7" ( 7.98m MAX x 4.75m )

A super room with French door overlooking the rear garden with the additional benefit of having a Juliet balcony, built-in headboard (currently housing a super king size bed), double glazed windows to both side elevations, ceiling downlighters and doors to dressing room and:

#### En Suite

Comprising Villeroy & Boch fittings, free standing bath, separate shower, double hand wash basins, obscure double glazed window to rear elevation and partially tiled.

#### Dressing Room

9' 5" x 7' 3" ( 2.87m x 2.21m )

Having ceiling downlighters.

#### Bedroom Two

15' 8" x 14' 10" ( 4.78m x 4.52m )

Situated to the front of the property with ceiling downlighters and door through to:

#### Dressing Area

Useful area for storage with door to:

#### Ensuite

Partially tiled En Suite with a Villeroy & Boch suite comprising WC, hand wash basin, shower, extractor fan and obscure double glazed window to side elevation:

#### Bedroom Three

21' 9" MAX x 14' 4" ( 6.63m MAX x 4.37m )

Having ceiling downlighters and two double glazed windows to front elevation:

#### Bathroom

Comprising Villeroy & Boch fittings, bath with shower attachment over, hand wash basin with vanity unit, low level WC, ceiling downlighters, chrome ladder towel rail, obscure double glazed window to front elevation and partially tiled.

#### Second Floor

#### Galleried Landing

Mezzanine landing with doors to bedrooms and shower room:

#### Bedroom Four

23' 2" x 13' 9" ( 7.06m x 4.19m )

Having ceiling downlighters, loft access, two radiators and three Velux windows.

#### Bedroom Five

13' 9" x 12' 3" ( 4.19m x 3.73m )

Having ceiling downlighters, loft access, radiator and Velux window.

#### Shower Room

Partially tiled shower room with a Villeroy & Boch suite comprising WC, hand wash basin, shower, extractor fan, chrome heated ladder towel rail and Velux window:

#### Outside

#### Frontage

The property sits in a pretty private road with it's own private driveway giving way to garage and parking spaces.

#### Garage

22' 5" x 13' 8" ( 6.83m x 4.17m )

Electric up and over door, power, light and personnel doors to Utility room and to the rear into garden.

#### Rear Garden

Generous sized, enclosed rear garden mainly laid to lawn with paved patio area ideal for outside dining















**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: WBE103829 - 0004