



**Connells**

Gaydon Coppice Avenue  
Upper Lighthorne Leamington Spa

# Gaydon Coppice Avenue Upper Lighthorne Leamington Spa CV33 8AF

for sale  
£600,000



## Property Description

A beautifully presented four-bedroom detached family home, ideally situated in the village of Upper Leighton. Designed for open plan modern living, the property boasts spacious and adaptable accommodation throughout.

The ground floor features a stylish kitchen/dining room complete with integrated appliances and generous space for family meals, with direct access to the rear garden. A practical cloakroom/utility room for convenience, while the spacious lounge enjoys dual aspects with a front-facing window and French doors opening onto the garden. A separate study at the front of the property provides an ideal space for home working or quiet retreat.

Upstairs, there are four well-proportioned bedrooms, two of which benefit from en suite shower rooms, alongside a contemporary family bathroom.

Externally, the home offers a driveway with ample parking, an EV charging point, and a double garage equipped with power and lighting. The private rear garden is mainly laid to lawn and includes a paved patio—perfect for outdoor entertaining.

Contact Connells today to arrange your viewing and discover all this fantastic home has to offer.

## Introduction

Nestled in the heart of the Warwickshire countryside, Upper Lighthorne is a brand new development providing a beautiful range of 2, 3, 4 and 5 bedroom homes in a stunning location surrounded by plenty of green open space.

Upper Lighthorne is a new village community located close to the historic RAF Gaydon site. The village itself will feature a variety of shops and amenities including a doctors surgery and community centre. Whilst larger towns such as Warwick and Leamington Spa are a short drive away and offer an array of high street shops, bars and restaurants.

Located just a mile from the M40, providing an easy commute to Stratford, Birmingham, Oxford and London.

## Entrance Hall

A welcoming entrance hall featuring a partly glazed front door with obscure glass, central heating radiator, and staircase leading to the first floor. Includes a useful understairs storage cupboard and provides access to the cloakroom, kitchen/dining room, lounge and;

## Study

12' 4" x 8' 3" ( 3.76m x 2.51m )

A versatile space with a double glazed window to the front elevation, allowing for natural light, and fitted with a central heating radiator.

## Cloakroom/Utility

Generously sized, featuring a WC and wash hand basin with fitted storage beneath. Includes space and plumbing for a washing machine, ceiling downlighters, radiator and an extractor fan.

## Kitchen/Dining Room

21' 6" x 11' 3" ( 6.55m x 3.43m )

Modern and stylish space featuring matching wall and base units with complementary work surfaces. Includes ceiling downlighters and a one-and-a-half stainless steel sink with drainer and mixer tap, set beneath a double-glazed window to the rear elevation.

Integrated appliances include a wall-mounted Zanussi double oven, induction hob with stainless steel splashback and extractor hood, fridge/freezer, and dishwasher. The room offers ample space for a dining area, with two radiators and Amtico flooring throughout. French doors open to the rear garden, while glazed double doors lead into the:

### Sitting Room

23' 2" x 12' 5" ( 7.06m x 3.78m )

Bright and spacious room featuring a double-glazed window to the front elevation, radiator, and French doors to the rear elevation opening into the garden.

### First Floor

#### Landing

Galleried landing providing access to the loft, with radiator and doors leading to all bedrooms and the bathroom.

#### Bedroom One

12' 7" x 11' 5" ( 3.84m x 3.48m )

Features a double-glazed window to the rear elevation, radiator, fitted wardrobes with sliding doors and door to:

#### En Suite Shower Room

Fitted with a modern white suite comprising a walk-in shower cubicle with shower attachment, pedestal wash hand basin, and low-level WC. Features include partly tiled walls, tiled flooring, chrome heated ladder towel rail, ceiling downlighters, and an obscure double-glazed window to the rear elevation.

#### Bedroom Two

11' 5" x 10' 6" ( 3.48m x 3.20m )

Features a double-glazed window to the rear elevation, radiator, fitted wardrobes with sliding doors and door to:

#### En Suite Shower Room

Fitted with a modern white suite comprising a walk-in shower cubicle with shower attachment, pedestal wash hand basin, and low-level WC. Features include partly tiled walls, tiled flooring, chrome heated ladder towel rail, ceiling downlighters, and an

obscure double-glazed window to the rear elevation.

#### Bedroom Three

10' 5" x 9' 2" ( 3.17m x 2.79m )

Includes a double-glazed window to the front elevation, radiator, and fitted wardrobes offering practical storage.

#### Bedroom Four

12' 5" x 7' 3" MAX ( 3.78m x 2.21m MAX )

Includes a double-glazed window to the front elevation, radiator, and fitted wardrobes offering practical storage.

#### Bathroom

Fitted with a white suite comprising a bath with shower over, pedestal wash hand basin, and low-level WC. Features include partly tiled walls, tiled flooring, ceiling downlighters, and an obscure double-glazed window to the side elevation.

#### Outside

##### Front

Features a lawned foregarden with a pathway leading to the front door. A driveway with EV point runs to the side of the property, positioned in front of the double garage, with a gated access to the rear garden.

#### Double Garage

Having up and over doors, power and light.

#### Rear Garden

Generously sized rear garden, offering ample space for relaxation and recreation. The area is mainly laid to lawn, complemented by a paved patio—perfect for outdoor entertaining or al fresco dining. There is convenient access to the driveway, enhancing practicality. The garden is enclosed by timber fencing and brick walls, ensuring privacy.

#### Council Tax

Local Authority: Stratford District Council

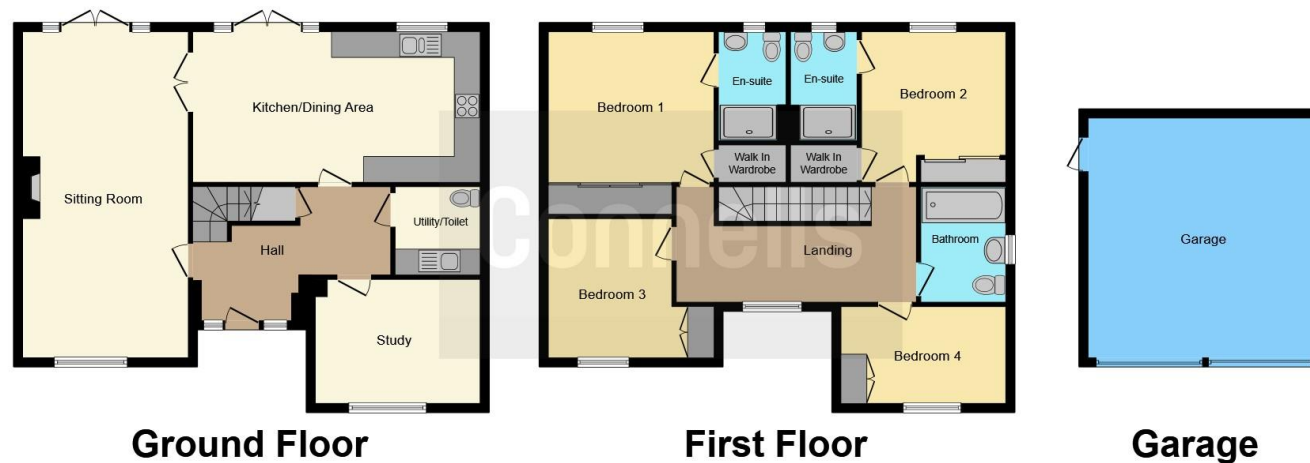
#### Viewings

Viewings strictly via appointment with the selling agent only.









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)

To view this property please contact Connells on

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Bridge Street  
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE103985](http://connells.co.uk/Property/WBE103985)**



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Property Ref: WBE103985 - 0003