



Old School Lane, Lighthorne, CV35 0AX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A rare opportunity to acquire a pretty four/five bedroom property in the heart of the well regarded village of Lighthorne. There are an adjoining 7 acres of land and full planning permission for an imposing contemporary home of approximately 4000 sq feet together with ample garaging.

Set along a quiet country lane, a short distance from the centre of the village sits this detached dormer style property built of the local stone with driveway parking for several cars and huge potential for refurbishment and development. Whether you are looking to extend and renovate or searching for a plot where you can build your very own dream home, Pound Green really does have it all.

The main accommodation comprises in brief: On the Ground Floor, Hallway, Living Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Two Bedrooms and Shower Room. On the First Floor, Three Bedrooms and a Family Bathroom.

Lighthorne is a delightful conservation village set in rolling countryside ideally located for easy access to Warwick, Leamington Spa (8 miles) and Stratford-upon-Avon (10 miles).

The M40 is just 4 miles away giving easy access to London or North and the M42.

The village has a thriving community with The Antelope Inn public house, St Laurence Church, a range of groups including toddler group, film club, history society and drama club. There is a village hall and sports ground which has a cricket pitch, hard tennis court and Pavilion Cafe, as well as village allotments. Neighbouring villages offer independent shops, supermarkets, medical facilities, pubs and restaurants. Stratford-upon-Avon is just 10 miles away.





Key Features

- A Rare Opportunity in sought after village location
- Full Planning Permission for detached 4,000 sq ft home with garaging and parking
- Detached Dormer style property with 1656 sq feet of accommodation
- Good sized Garden and circa 7 acres of land
- Four/Five Bedrooms, Bathroom and Shower Room
- Living Room and Conservatory
- Kitchen/Breakfast Room
- Ample Driveway Parking
- Outbuildings and Workshop
- EPC Rating - Band E

Price Guide
£1,200,000



Ground Floor

Approx. 101.0 sq. metres (1086.7 sq. feet)

Conservatory
3.21m x 2.46m
(10'6" x 8'1")

Kitchen/Breakfast Room
4.41m x 3.86m
(14'6" x 12'8")

Living Room
6.55m x 6.50m
(21'6" x 21'4")

Utility Room

Hall

Bedroom
3.75m x 2.50m
(12'4" x 8'3")

Bedroom
2.63m x 2.42m
(8'8" x 7'11")

Total area: approx. 153.9 sq. metres (1656.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

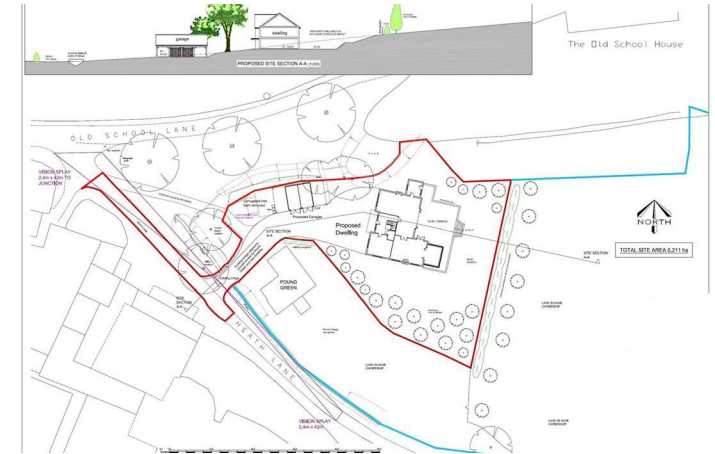
First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)

Bedroom
3.61m x 2.15m
(11'10" x 7'1")

Bedroom
4.05m x 3.66m
(13'3" x 12')

Bedroom
3.75m x 2.59m
(12'4" x 8'6")



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford District Council

LEAD FLAT ROOF
ENTRANCE PORCH



PROPOSED SOUTH (side) ELEVATION

NATURAL STONE EXTERNAL WALLS TO
MATCH NEIGHBOURING PROPERTIES WITH
STONE HEADS AND CILLS, PLAIN TILED ROOF
COVERING.



PROPOSED EAST (rear) ELEVATION

LEAD FLAT ROOF
ENTRANCE PORCH

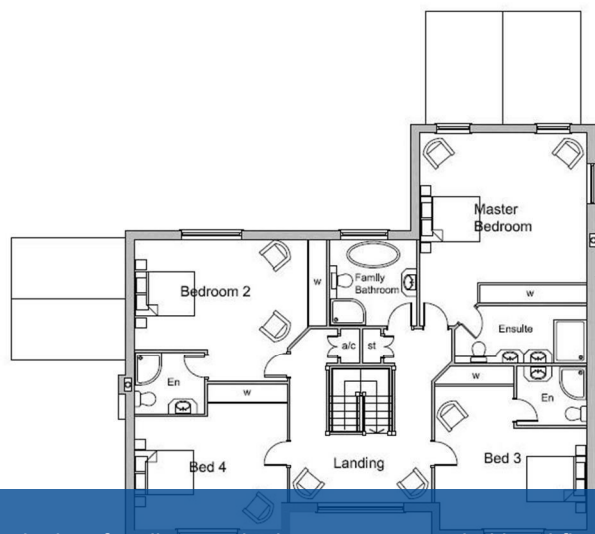


PROPOSED NORTH (side) ELEVATION

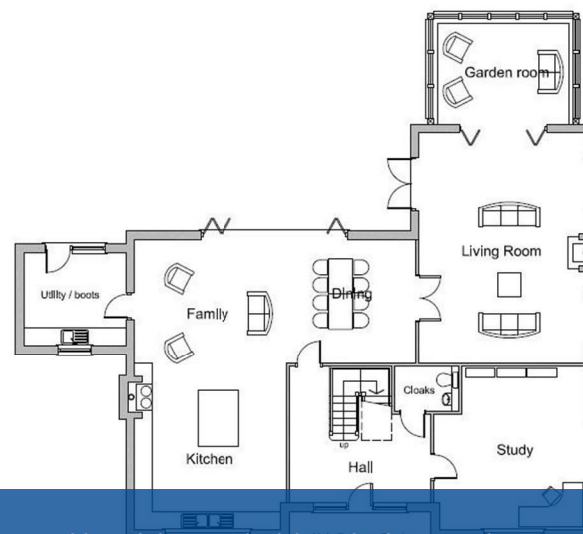
NATURAL STONE EXTERNAL WALLS TO
MATCH NEIGHBOURING PROPERTIES WITH
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PROPOSED WEST (front) ELEVATION



FIRST FLOOR PLAN (1:100)



GROUND FLOOR PLAN (1:100)

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