



Whitegates  
Moreton Morrell Lane | Lighthorne | Warwickshire | CV35 0AR

FINE & COUNTRY

# WHITEGATES

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Delightful and peaceful country home, with green credentials, on the edge of a pretty village. With south facing gardens and views, spacious accommodation, detached garaging, and gated drive.



# Seller Insight

“When I first viewed Whitegates around 10 years ago, I was impressed by the potential and bought it as a doer-upper. Set on the edge of the village, it offers a quiet and peaceful lifestyle, yet we've never felt isolated as everything we need is easily available,” says the current owner.

“The house is now very energy efficient as I made many changes including the addition of solar panels and high-quality insulation, along with a pellet burner in the garden which gives payback from the Government. I replaced the glazing, bathrooms and carpet throughout, as well as changing the internal specification of the garage which has been connected to the water mains and has stairs leading to the top floor.”

“The location is fabulous. There's a village pub just up the road and we'll certainly miss sitting outside in the summer sunshine and eating Sunday dinners in front of the log fire. There are lots of scenic walks to enjoy locally along the established footpaths around the lakes or through the countryside. It's just a short walk to the cricket pavilion where they do a great cooked breakfast and lunches, as well as a lovely craft shop which is great for a little mooch about. We're just a short drive away from the shops and restaurants in Warwick and Leamington, and Stratford-upon-Avon is always nice for a day out.”

“The garden is south facing and enjoys the sun all day long. It's a huge space that has been perfect for games of netball and football, as well as family celebrations. Double doors open from the Garden Room to the patio area to create an in-and-out entertaining space which is ideal for serving drinks and BBQs. The garden is fully enclosed and is very peaceful with no noise other than the sound of the birds. The old Indian Bean tree is a lovely feature and we enjoy watching the varied wildlife.”

“A favourite room would be the drawing room. It's blissfully cool in the heat of summer and cosy and warm in the depth of winter when we light the log burner. It's a great room to relax in. The home office / cinema room is perfect for watching films and playing on the Xbox. The sound system is amazing, and we can have it as loud as we like without disturbing anyone as there's no one around,” concludes the current owner\*.

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





### Accommodation Summary

A spacious hallway with stone floor and woodburning stove leads to all the principal accommodation. There is a cloakroom and separate coats cupboard.

The kitchen/breakfast room benefits from an Aga and Aga Companion and is well fitted with granite and hardwood tops and a stone floor.

There is a family room, sitting room, drawing room and dining/garden room.

The drawing room has a large inglenook fireplace with woodburning stove and exposed timbers and brickwork. The garden room, with tiled floor, runs along the rear of the property with French doors opening to the south facing patio and gardens.

There is ample space to set up one or more home offices.













On the first floor there are five spacious double bedrooms and three modern bathrooms.

Three of these rooms share a large family bathroom. The master suite, with a bay window overlooking the rear garden, has a large en-suite shower room and fitted wardrobes. The guest suite is in the west wing with shower room and separate staircase.















#### Outside

A gated drive with plenty of parking leads to a detached double garage with a useful room above. (With power, heating and water).



The gardens face south, are very private and peaceful with views beyond.







# WARWICKSHIRE

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The village of Lighthorne is in a beautiful rural location in the South Warwickshire countryside. There are many lovely country walks in this idyllic spot, and great cycling.

There is a vibrant local pub, The Antelope, and The Lighthorne Pavilion Café.

It well placed for the M40 junction at Gaydon, the train station at Banbury and the delightful towns of Royal Leamington Spa, Warwick and Stratford-upon-Avon.

Train times to London from Banbury approximately one hour. Motorway network. Gaydon junction 12. Five minutes.

(All times and distances are approximate)





#### Services

Mains drainage, water and electricity. Oil tank.

Biomass pellet boiler.

The Renewable Heat Incentive (RHI) is currently £554.67 pcm paid quarterly.

Solar Heating for hot water.

#### Local Authority

Stratford-on-Avon District Council.

Council Tax Band: G

Property Tenure: Freehold

#### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

#### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

#### Directions

Whitegates is on Moreton Morrel Lane at the edge of the village.



Approximate Gross Internal Area = 344.34 sq m / 3706.44 sq ft  
 Garage = 66.91 sq m / 720.21 sq ft  
 Outbuilding = 16.38 sq m / 176.31 sq ft  
 Total Area = 427.53 sq m / 4602.96 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





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Nigel is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. He shows owners how to achieve the best possible prices for their homes and uses his considerable negotiating skills to ensure that all offers reach their full potential. He supports the Fine & Country Foundation, helping the homeless and less fortunate, and enjoys many sports such as tennis, cycling and rugby.

YOU CAN FOLLOW NIGEL ON



*We are delighted we chose to use Fine & Country to sell our house. From the outset Nigel was an impressive professional who gave us confidence. His valuation, strategy and overall advice were first class. We could not praise him highly enough. He paid attention to detail throughout the process and gave us outstanding service. Expensive but entirely justified what we paid.*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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