

THE OLD RECTORY

LIGHTHORNE, WARWICKSHIRE





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A HANDSOME GRADE II LISTED OLD RECTORY WITH SOUTH FACING GARDENS,
A TWO BEDROOM DETACHED BUNGALOW, A TWO BEDROOM FLAT, STABLING
AND LAND EXTENDING TO APPROXIMATELY 7.5 ACRES.

A FURTHER 14.4 ACRES OF ADJOINING GRASSLAND AVAILABLE BY SEPARATE NEGOTIATION

THE PRINCIPAL HOUSE

Ground Floor: Reception Hall • Drawing Room • Dining Room • Sitting Room • Kitchen/Breakfast Room • Conservatory • Cloakroom • Utility Room • Boot & Work Room & Cellar

First Floor: Master Bedroom with En Suite Bathroom • Two Guest Bedrooms with En Suites • Three further Bedrooms • Family Bathroom • Cloakroom

Second Floor: Two Bedrooms • Four Attic Rooms

Outside: Driveway • South-facing Garden • Walled Kitchen Garden • Swimming Pool • Pool House • Orchard • Lawns and Garaging

Old Rectory Bungalow: Sitting Room • Kitchen • Study • Two Bedrooms • Shower Room • Garage

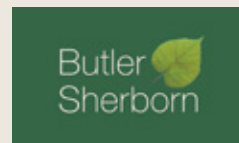
Stable Flat: Sitting Room • Kitchen • Two Bedrooms • Bathroom

Outbuildings: 8 traditional stables and tack room • Stores • Steel portal framed agricultural buildings • Lorry store and horse walker

*Warwick 8 miles, Leamington Spa 8 miles, Stratford-upon-Avon 11 miles, Birmingham 28 miles, Oxford 42 miles, Leamington Spa Station 8 miles (London, Marylebone from 76 minutes),
Banbury Station 15 miles (London, Marylebone from 52 minutes) M40 (J12) 4 miles, Birmingham Airport 26 miles, London Heathrow 78 miles
(all times & distances approximate)*

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London, SW1A 1NS
T 0207 839 0888
E enquiries@tlo.co.uk
www.tlo.co.uk



Stow-on-the-Wold Office:

Parklands House, Park Street,
Stow-on-the-Wold, Gloucestershire, GL54 1AQ
T 01451 830731
E ben@butlersherborn.co.uk
www.butlersherborn.co.uk

DESCRIPTION

The Old Rectory is situated on the edge of the village of Lighthorne. It sits on a south facing slope and includes a substantial eight-bedroom house adjacent to the church, within the village Conservation Area, with views across its wonderful walled gardens and countryside beyond. There is also a two-bedroom bungalow and a separate two-bedroom stable flat. Outbuildings include extensive stabling and storage complimented by paddocks and farmland. Available for the first time in over 65 years, the Grade II Listed family house dates back to the 17th Century, with later alterations and additions, and would benefit from up-dating. In excess of 8,000sqft, it provides comfortable and well-proportioned accommodation, ideal for family living and entertaining, with the principal rooms having a southerly aspect. There is scope to remodel the house subject to any necessary planning regulations and enhance the ownership of this wonderful country residence.

Situated just four miles from the M40 and within an easy drive of both London and Birmingham, the property will appeal to those looking for an easily accessed family home in beautiful rolling countryside with equestrian facilities, a separate bungalow for relatives or letting; and further ancillary accommodation.

LOCATION & AMENITIES

Lighthorne is a small, picturesque village with a vibrant community in a valley approximately one mile east of the ancient Fosse Way, which appears in the Domesday Book. It has a pretty church with medieval origins, a popular pub, The Antelope. There is a village shop at nearby Lighthorne Heath (2 miles) with further amenities available in the nearby villages of Wellesbourne and Kineton, including village churches, doctors' surgery, vet, florist, optician, primary school, several pubs and sports clubs and convenience shops for everyday needs.

Extensive shopping and cultural facilities are available in the nearby centres of Leamington Spa, Warwick and Stratford-upon-Avon.

The village is well placed for access to the Midland motorway network, notably the M40, with regular commuter rail services from Leamington Spa, Warwick Parkway, Warwick and Banbury providing services to London, Birmingham and numerous other destinations.

There are excellent schools in the area, including Warwick Prep School, The Croft (Stratford-upon-Avon), Arnold Lodge (Leamington Spa), The Kingsley School (Leamington Spa), Warwick School and Kings High (Warwick), Stratford Girls Grammar and King Edward's Boys Grammar School (Stratford) (Both Ofsted Outstanding). Further independent schooling can be found at Rugby and Tudor Hall.



Sporting and leisure activities in the area include walking, cycling or riding with plenty unspoilt countryside surrounding the property; polo at Southam; racing at Stratford, Warwick and Cheltenham; golf courses include Stratford-upon-Avon Golf Club, The Welcombe Golf Club and Feldon Valley Golf Club at Brailes. Soho private members club in Great Tew (25 miles). The Cotswolds lie a short distance to the south along the Roman Fosse Way.

THE OLD RECTORY

This lovely property offers an exceptional opportunity to update a substantial yet welcoming and comfortable home. The house would originally have been approached from the south but was altered, probably during the 1800's, to provide a peaceful and enclosed setting in the delightful walled front garden. Original features include sash windows, working shutters, fine fireplaces, original moldings and exposed beams and timbers, as well as a stone flagged cellar and extensive attics. Of particular note are the well-proportioned reception hall and reception rooms which are complemented by a traditional series of 'service' quarters, providing scope to re-model to a more contemporary style of living. There is also potential to create more accommodation within the attics, all subject to planning and Listed building permission.

Ground Floor

The spacious reception hall at the front of the house leads to a suite of three elegant and sunny reception rooms which overlook the south facing garden. There is a door to the stone cellar and access to the cloakroom. A further door leads to the kitchen/breakfast room, which can also be accessed from the dining room, comprising a large utility room; a kitchen with a four oven Aga, which is open to a breakfast room with a door to a spacious conservatory adjacent to a dining terrace; a pantry; boot room with secondary front entrance; and workshop, which in turn leads to the large L shaped garage.



First Floor

The first floor is approached via a broad, shallow staircase from the entrance hall with a half landing and steps to the side and separate cloakroom. Three south-facing double bedrooms overlook the garden and fields beyond, all with en suite bathrooms. There are three further bedrooms with a view over the gardens and land to the north, a large family bathroom off a separate landing, which can also be accessed by a secondary staircase adjacent to the kitchen.

Second Floor

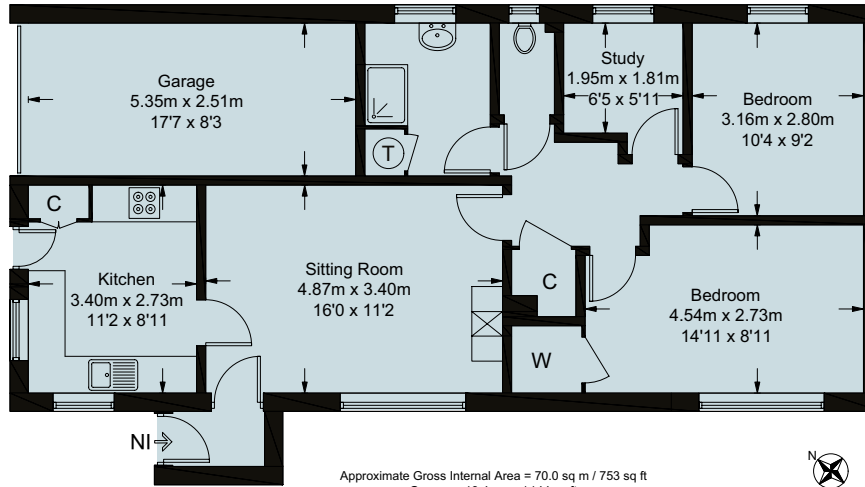
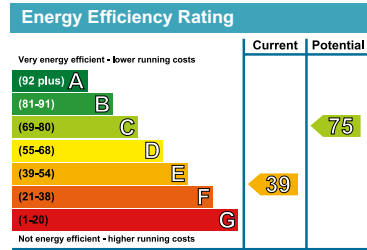
The principal staircase continues to the second floor with two large, partly vaulted bedrooms, both with washbasins, and access to two large, boarded attic rooms with south facing windows, which may have potential to provide further accommodation. A secondary enclosed staircase rises from the service landing to two boarded attics suitable for storage.

OUTSIDE

The Old Rectory is approached via wrought iron gates from the lane by the church or over the driveway adjacent to the bungalow and stable yard, which continues around to the front entrance, with parking and access to the attached garage. The formal gardens have been beautifully maintained and lie to the south of the house, enclosed by stone walling. Mainly laid lawn, with mature trees and shrubs and large herbaceous borders, with a stone terrace adjacent to the house. The rear garden slopes up from the house, with an area substantially laid to lawn with various mature trees including two fine copper beeches, fruit trees, an ornamental pond and a pedestrian gate to the paddock beyond. The original kitchen garden is enclosed by brick walls and has been divided, with one section providing a sheltered location for the swimming pool and pool house. The remaining produce area is in need of gardening, with potential to create a spectacular walled garden. There is a useful kennel/store opposite the boot room entrance.



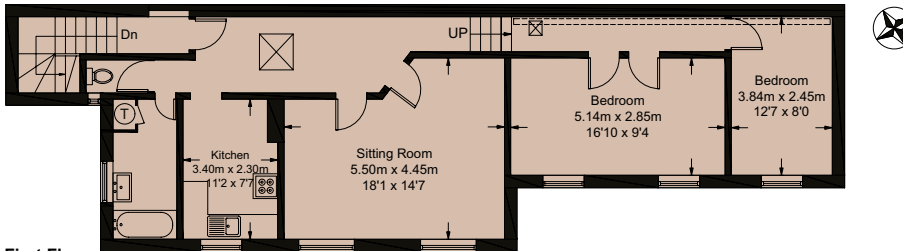
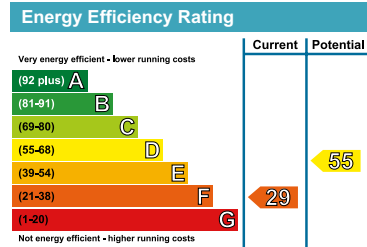
THE BUNGALOW



Approximate Gross Internal Area = 70.0 sq m / 753 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 83.4 sq m / 897 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID927133)

STABLE FLAT



First Floor
86.0 sq m / 926 sq ft



Ground Floor (Excluding Stables)
53.9 sq m / 580 sq ft

Approximate Gross Internal Area = 139.9 sq m / 1506 sq ft
Stables = 29.8 sq m / 321 sq ft
Total = 169.7 sq m / 1827 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID927132)



THE BUNGALOW

Old Rectory Bungalow is of more modern construction and occupies an attractive position close to the stables, overlooking the village. The main entrance leads into a porch which opens into the main sitting room with a woodburning stove. The kitchen has fitted units and integrated appliances and back door. There are two double bedrooms and a shower room with a separate cloakroom and a useful study which could also be used as a nursery. Within the bungalow there is an integrated garage which, subject to planning, could be converted to create further accommodation if required.

STABLE FLAT

Situated on the first floor above the traditional tack, and storerooms is deceptively spacious, two bedroom flat with an elevated outlook over the established gardens. Originally serving as grooms' accommodation, the flat has been opened up to create a spacious sitting room, two bedrooms, kitchen and bathroom and cloakroom.



STABLES & OUTBUILDINGS

An imposing run of eight traditional stables built from brick with tile roofs and decorative vents and high ceilings. The stables are located within easy reach of the buildings, horse walker, forage stores, paddocks and fields.

There are two modern steel framed barns and a modern fodder barn. The barns extend to just over 250m² and the open plan layout would make them suitable for a wide variety of other alternative uses. There is also an additional horse box store barn.

TENURE

Freehold with vacant possession.



SERVICES

Mains water, electricity and drainage. Oil fired central heating to the main house. Night storage heating in the Stable Flat and no central heating in the Bungalow. There is a wood burning stove. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

WAYLEAVES & EASEMENTS

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Stratford on Avon District Council, Elizabeth House,
Church Street, Stratford-upon-Avon, Warwickshire CV37 6HX
T 01789 267575 W stratford-dc.gov.uk

COUNCIL TAX

Main House - Band H, Bungalow – Band B, Flat – Band A

PERSONAL INTEREST

Sam Butler of Butler Sherborn is one of the Executors and a son of the Deceased.

VIEWINGS

Please telephone Ben Way at Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E ben@butlersherborn.co.uk

DIRECTIONS (POSTCODE CV35 0AR)

From Stow take the Fosse Way (A429 & B455) towards Kineton and Leicester. After 21.9 miles turn right at the crossroads onto Moreton Morrell Lane. Follow the lane into Lighthorne, turning left at the junction and village green. Continue for about ¼ mile then take the right hand fork, bear right at the church and right through the wrought iron gates.

From London take the M40, exiting at Gaydon (J12). Continue along the B4100 for approximately 3.5 miles and turn left towards Lighthorne. Continue into the village, bearing right at the village green and then follow on as above.

What3words:///spenders.tell.tags



DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: May 2023 and May 2024. Particulars written: May 2024. Brochure by wordperfectprint.com





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