



VAUGHANREYNOLDS
ESTATE AGENTS

The Old Stables, Church Lane
Lighthorne, Warwick, CV35 0AR



Property Description

Formally the stables to The Old Rectory, situated in a charming leafy setting near to St Laurence's Church in the heart of Lighthorne Village. This attractive stone built property was originally converted in the late 1950's and boasts immense kerb appeal and enjoys a spacious, well-designed interior with character features throughout.

With elevated rural views to front and a useful garden house / outbuilding, viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer. The property is being offered with no upward chain and in brief comprises; An inviting reception hall, with stairs rising to a gallery landing, under storage, WC and herringbone laid solid wood flooring throughout.

The sitting room is a great space, with arched doors and windows to front and side, a feature stone fireplace with open hearth and exposed ceiling beams. The family room enjoys the same aspect, flooring and exposed beams, and provides the perfect multi purpose space that so many buyers require, enhanced by a semi open plan flow to the dining kitchen. This room has been sympathetically designed with a range of storage and integrated appliances, and affords ample space for a table and chairs. A door leads to an inner lobby, with pantry storage and utility space, further leading to an oversize storage area (former garage).



To the first floor, a galleried landing provides access to three generous double bedrooms and a house bathroom. The main bedroom enjoys a bank of fitted wardrobes and an en-suite shower and WC. All rooms benefit from pleasant distant views to front.





Externally, the property occupies a generous mature plot, with the full extent of garden being located to the front. A sweeping driveway provides ample parking, steps then rise to various shaped lawns with well stocked borders containing numerous shrubs, trees and flowering plants throughout.

Paved terracing provides many options for outside entertaining and abuts a substantial garden house, which could serve a multitude of purposes, such as a home office, gym or hobbies room. Various brick built stores are located to the rear of this building, which can be accessed via a side gate, or over the adjoining driveway.

Location

Lighthorne is a very popular village surrounded by undulating Warwickshire countryside. It is situated about six miles to the south of Warwick and eight miles to Leamington Spa and conveniently located for access to many major centres, including Stratford-upon-Avon, Royal Leamington Spa and Warwick. It is approximately three miles from Junction 12 of the M40 at Gaydon and five miles from Junction 15 at Longbridge Island, Warwick. There is also a well regarded pub in the village.





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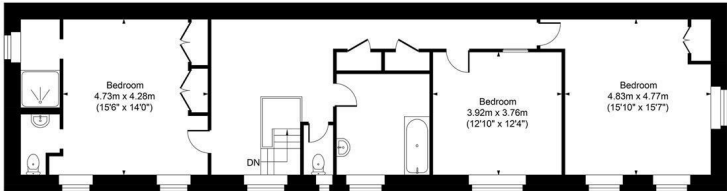
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GENERAL INFORMATION

The Old Stable, Church Lane, Lighthouse, CV35 0AR

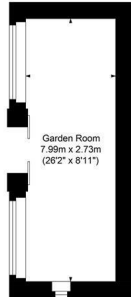
Main House Approx. Gross Internal Area:- 183.81 sq.m. 1979 sq.ft.
 Garage / Garden Room Approx. Gross Area:- 36.0 sq.m. 388 sq.ft.
 Total Approx. Gross Area:- 219.81 sq.m. 2366 sq.ft.



First Floor

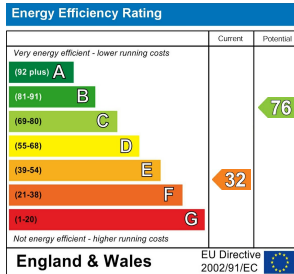


Ground Floor



Garden Room

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
 www.dmjphotography.co.uk



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electric and drainage.

Local Authority: Stratford-upon-Avon, Council Tax Band F

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