



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Keepers Cottage, Chesterton Road  
Lighthorne, Warwick, CV35 0AB



## The Property

Keepers Cottage presents a unique opportunity to acquire a detached property with a separate two-bedroom apartment and expansive grounds spanning approximately 3.15 acres

This charming property offers a plethora of versatile living spaces and has been well maintained, warranting an internal viewing to truly appreciate its beauty.

Upon entering the property, you are greeted by a spacious entrance porch that leads seamlessly into an inviting sitting room. Bathed in natural light from dual aspect windows, this generous space features an open fireplace, adding to its allure.

The well-equipped kitchen boasts an extensive range of storage options, complemented by contrasting work surfaces and a convenient freestanding dishwasher. There is ample room for occasional dining, and a link through to a practical utility room and separate boot room. The drawing room is a very generous proportion with views out to the rear garden and patio doors leading out.

To the first floor you will find three double bedrooms and a Jack and Jill shower room. The principal bedroom benefits from a well-appointed en-suite bathroom and separate dressing area.







Externally, Keepers Cottage is perfectly situated within its plot, surrounded by mature gardens on all sides. These tranquil outdoor spaces offer various shaped lawns, paved seating areas, ensuring ample opportunities for relaxation and unwinding in complete privacy. Furthermore, the property features a detached carport with separate two bedroom apartment and a separate wooden stable block.

### The 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.





2



4



3



3.15 acre(s)

# GENERAL INFORMATION

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.

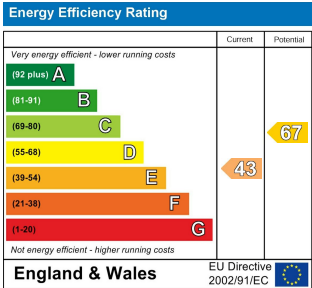
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Oil fired central heating, private drainage, mains electricity and water.

Local Authority: Stratford Upon Avon, The House Council Tax Band F, The Apartment Council Tax A. N.B. There is a bridle way across the gravel driveway.

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