



Post Office Lane, Lighthorne, CV35 0AP

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* For Sale with no onward chain\*\*\*

A delightful cottage located in the heart of the pretty village of Lighthorne. Just a short stroll from the local pub, this characterful home is beautifully presented and offers a wealth of charm and original features. The mature garden to the rear is mainly laid to lawn with a terrace for alfresco dining and a cosy garden room from where you can sit and enjoy your garden. There is parking for two cars to the front of the property.

The accommodation comprises in brief: To the ground floor - Open Plan Living/Dining Room with log burner, Utility Room/Cloakroom with WC, Kitchen, Conservatory. On the first floor - three Bedrooms and a Bathroom. Outside - Garden Room.

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

- For Sale with NO ONWARD CHAIN
- Sought after village location
- Delightful characterful cottage with a wealth of charm and original features
- Open plan living/dining room with a feature fireplace and attractive log burner
- Country style fitted kitchen and adjoining utility room/cloakroom
- Three bedrooms and a family bathroom
- Generous sized conservatory and cosy garden room
- Pretty rear garden with terrace
- Parking for two cars
- EPC Rating - Band E

**Price Guide**  
**£425,000**

**Open Plan Living Room**

13'0" x 11'2"

**Open Plan Dining Room**

14'11" x 11'6"

**Utility Room/Cloakroom****Kitchen**

17'3" x 6'11"

**Conservatory**

11'5" x 9'3"

**Main Bedroom**

14'0" x 11'2"

**Bedroom Two**

14'6" x 11'2"

**Bedroom Three**

9'10" x 6'11"

**Bathroom****Garden Room**

6'6" x 6'5"

**General Information****Services**

Mains water, drainage and electricity are connected to the property. Oil Fired Central Heating

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

**Fixtures and Fittings**

All items mentioned in these particulars and below are included in the sale price, all others are expressly excluded.

**Council Tax**

We understand that the property has been placed in band E with Stratford District Council.

**Tenure**

We understand that the property is for sale Freehold

**Viewings**

Viewings strictly by appointment with the Agents.



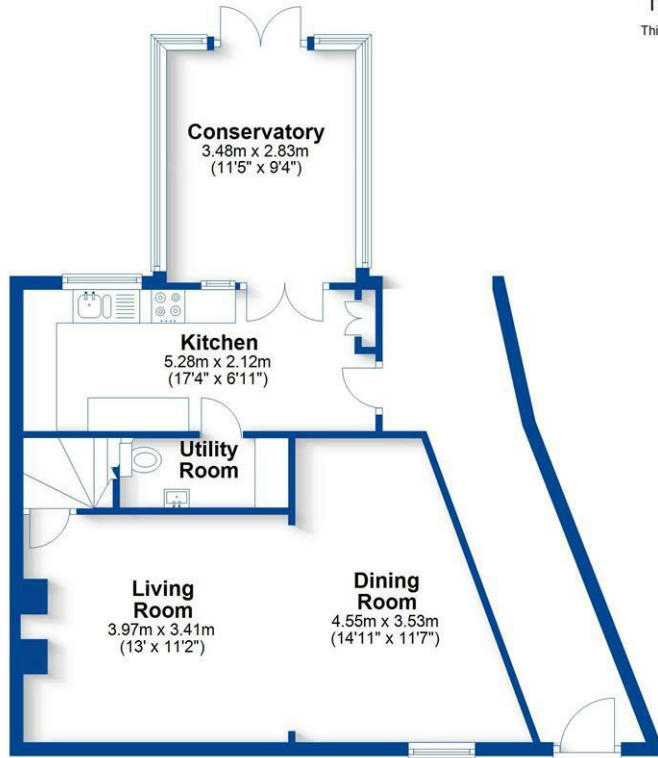




# Floorplan

## Ground Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



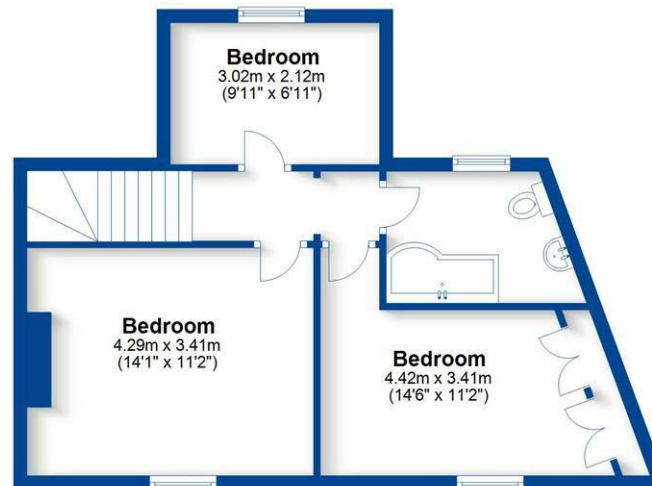
Total area: approx. 98.2 sq. metres (1057.4 sq. feet)

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

Total area does not include the Garden Room

## First Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority  
Stratford upon Avon

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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DISCLAIMER

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