



**Horton Drive**  
Upper Lighthorne, Warwickshire, CV33 8AH







































































































### Horton Drive

A beautiful 4-bedroom detached 'Hertford' property built by renowned developer David Wilson homes. Benefitting from over £65,000 of improvements by the current owner and 7 years remaining on the NHBC warranty.

Feel at home in the spacious open-plan dining kitchen with French doors to your garden, the perfect space for entertaining. Or relax in your bright and airy lounge.

On the first floor, you'll find two double bedrooms, one with en-suite and dressing area, plus a family bathroom.

On the second floor, you'll find a double bedroom, single bedroom and shower room.

#### Improvements over standard 'Hertford Property': £40,000 of optional extras:

- Platinum Kitchen Package, fully integrated and upgraded appliances, wine fridge.
- Silestone Kitchen worktop.
- Creoglass bespoke smoked mirror splashbacks in kitchen and utility.
- Signature range Amtico flooring and premium Stainfree carpets.
- Upgraded tiling in all wet rooms and WC.
- Inbuilt wardrobes in bedrooms 1, 2 and 3.
- Upgraded lighting in kitchen, utility, WC, Bedroom 1, ensuite, bathroom and shower room.
- Shower over the bath in the main bathroom.
- Upgraded chromed towel rails in en-suite, bathroom and shower room.
- Additional sockets added throughout the house.
- All sockets upgraded to chromed finish.

#### £25,000 of garden landscaping

- Hard landscaped rear garden
- Outdoor lighting
- Pergola

A fantastic opportunity to purchase a very well presented and spacious, 4-bedroom property in the Heritage Grange development located in Upper Lighthorne. With 3 bathrooms, WC, Utility, Garage, EV car charger and driveway parking for up to 4 cars, it's the ideal family home.

Ideally located in a part-rural setting yet within walking distance to Jaguar Land Rover and Aston Martin Headquarters. Both Leamington Spa and Warwick are only a 15-minute drive and within easy access to the M40.

Location  
Upper Lighthorne, Warwick.

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

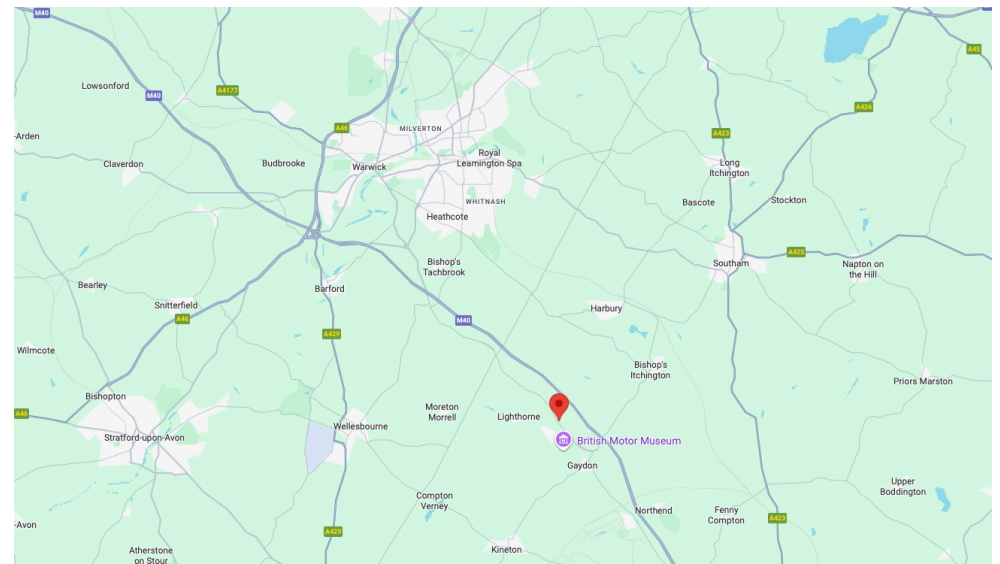
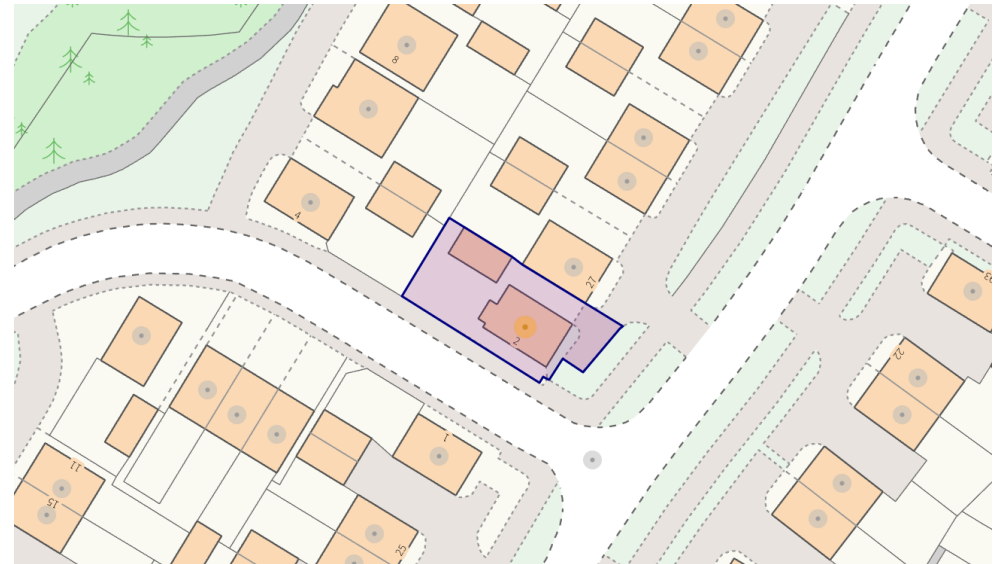
Services  
Mains water, electricity, drainage and telephone.

Local Authority  
Warwick District Council.

Viewing Arrangements  
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website  
For more information visit [spaestates.com](https://www.spaestates.com)

Opening Hours: Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am – 1.00 pm











Approximate Gross Internal Area = 1506 sq ft / 140 m2

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

Bedroom 3	14'10" x 9'9"
Bedroom 4	11'4" x 8'3"
Shower Room	7'11" x 4'9"
Bathroom	6'6" x 5'10"
Bedroom 1	11'4" x 10'4"
Bedroom 2	11'0" x 9'9"
Dressing	7'2" x 6'5"
Ensuite 1	7'2" x 4'7"
Kitchen / Dining	19'2" x 14'2"
Lounge	19'2" x 10'4"
Utility	6'0" x 5'6"
WC	4'11" x 3'3"



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



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