



Appleside
6 Post Office Lane | Lighthorne | Warwick | Warwickshire | CV35 0AP

STEP INSIDE

Appleside

Introduction Summary

Appleside is a much loved character property in a quiet lane in the picturesque and sought after village of Lighthorne, six miles south of Leamington Spa. This charming home has a stylish breakfast kitchen/family room and a sitting room with access out onto a large elevated terrace, as well as a snug and dining room which also leads out onto a separate lower terrace. Upstairs there are four bedrooms, one with ensuite, as well as a spacious family bathroom. To the rear a stunning lawned garden offers multiple seating areas as well as several fruit trees and a small vegetable plot. To the front of the property there is a lawned garden with flowerbeds and a convenient driveway offering parking for two cars.

Ground Floor

Upon entering Appleside you arrive into the porch which leads through to the entrance hallway and the spacious breakfast kitchen/family room. This light and airy space has a lovely feel with character beams and shaker style cupboards paired with granite worktops. A central island features a ceramic hob and combi oven/microwave. Integrated appliances include a dishwasher, a washer/dryer, a full height fridge, and an under counter freezer as well as an electric Aga. Double doors lead out onto the spacious elevated terrace making this an ideal space for entertaining.

Leading off the hallway and kitchen is the dual-aspect sitting room overlooking the front and rear gardens with feature fireplace with log burner and double doors opening out onto the main terrace. The sitting room leads through to a cosy snug and, down some steps, is the dining room which also overlooks the garden and features double doors leading out onto a lower terrace which makes it the perfect area for gatherings with family and friends. A downstairs w.c. with wash hand basin completes the accommodation on this floor.

First Floor

Upstairs, at the front of the property you will find the principal bedroom which has built-in wardrobes and a three-piece en-suite bathroom complete with a large walk-in shower. There are three further bedrooms as well as a spacious four-piece family bathroom with shower cubicle as well as a bath.













Outside

To the rear, the pretty garden has an elevated terrace accessed off the sitting room and kitchen as well as a lower level terrace off the dining room, offering flexible living/dining and entertaining space. Steps lead down to the lawned garden with several, fruit trees and raised beds. A third decked seating area in the corner of the garden is the perfect place in which to enjoy the evening sun. At the front of the property the garden is laid to lawn with mature flower beds and shrubs. A convenient driveway offers parking for two cars.





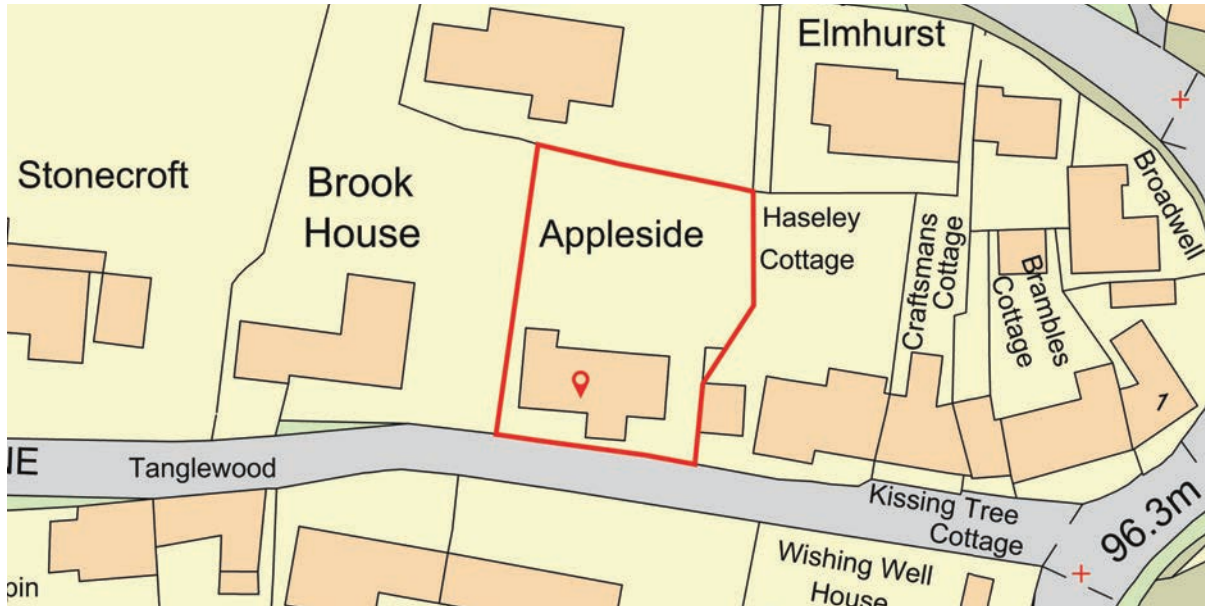
LOCATION

Lighthorne is a small, picturesque village with a vibrant community, a pretty church with medieval origins and a popular pub, The Antelope, in a valley approximately one mile east of the ancient Fosse Way. There is a village shop at nearby Lighthorne Heath (approximately 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, in particular the M40, and has regular commuter rail services from Leamington Spa, Warwick Parkway, Warwick and Banbury which provide services to London and Birmingham, amongst others.

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.





Services, Utilities & Property Information

Utilities – Mains Water, electricity and drainage are understood to be connected to the property. The property has oil fired central heating.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability: FTTC Superfast Broadband is available in the area – we advise you to check with your chosen provider.

Local Authority: Warwick District Council

Tenure: Freehold | Tax Band: E | EPC: TBC

Directions

Postcode: CV35 0AP what3words:///abandons.share.wins

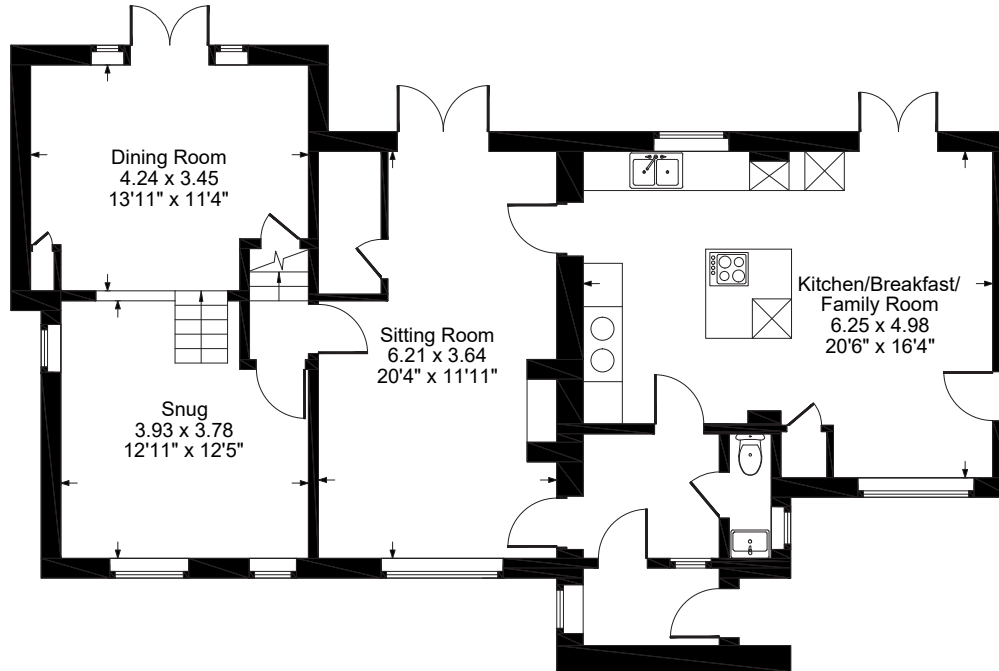
Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950

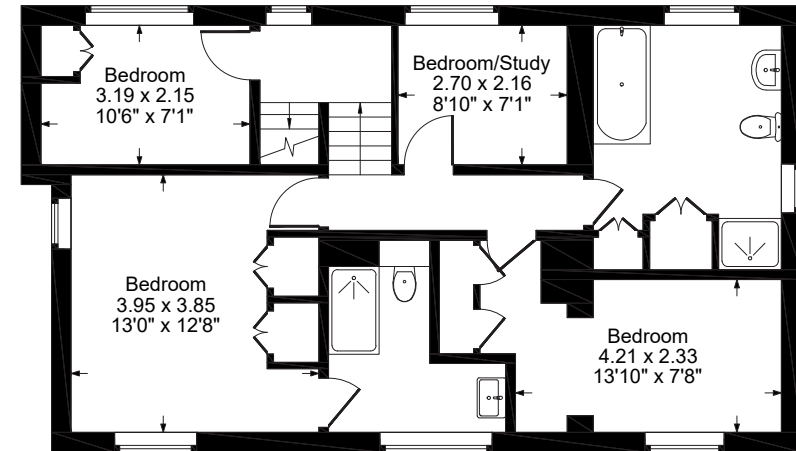
Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>





Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 93.49 sq m / 1006 sq ft
First Floor = 68.29 sq m / 735 sq ft
Total Area = 161.78 sq m / 1741 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		



ANGELA PITT
PARTNER AGENT



JAMES PRATT
PARTNER AGENT

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
07773 499319 | 07540 649103 | angela.pitt@fineandcountry.com | james.pratt@fineandcountry.com

