





## 26 BIRDAVEN CLOSE LIGHTHORNE HEATH WARWICKSHIRE CV35 0BE

5 miles from Kineton  
7 miles from Warwick & Leamington Spa  
11 miles from Stratford upon Avon & Banbury  
Approximately 1.5 miles from M40 junction 12

### A SEMI-DETACHED TWO BEDROOM HOUSE IN A QUIET LOCATION, CONVENIENTLY CLOSE TO JAGUAR LAND ROVER AND ASTON MARTIN

- Entrance Hall
- Kitchen
- Sitting Room
- Conservatory / Dining Room
- Two Bedrooms
- Bathroom
- Enclosed Garden
- parking
- EPC Band D

**VIEWING STRICTLY BY APPOINTMENT**  
**01926 640 498**  
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**Lighthorne Heath** is situated on the B4100 Banbury to Warwick Road and enjoys the benefits of a primary school and village shop. Ideally positioned for access to the M40 at nearby junction 12 at Gaydon and for the Avon Dassett Hills.

**26 Birdhaven Close** is set back in in a quiet location yet within walking distance of both JLR and Aston Martin facilities. It has the benefit of a parking space, enclosed garden and conservatory. The property has been let to employees of these two companies for the last 8+ years and was last let at £850 per calendar month.

#### THE GROUND FLOOR

Entrance Hall with understairs storage and stairs rising to the first floor. Kitchen 11' 4" x 5' 8" (3.46m x 1.74m) featuring a range of wall, floor units and worksurfaces with double electric oven, electric hob, dishwasher, plumbing for washing machine, fridge freezer, sink with drainer and mixer tap, ceramic tiled flooring. Sitting Room 11' 8" x 12' 7" (3.58m x 3.86m) with shelving units, storage heater, patio doors into. Conservatory/Dining Room 10' 0" x 8' 0" (3.06m x 2.45m) French doors into the garden.

#### THE FIRST FLOOR

Landing with access to loft. Bedroom One: 8' 10" x 11' 8" (2.71m x 3.58m) with heater. Bedroom Two: 8' 9" x 10' 6" (2.67m x 3.22m) with mirrored full width sliding fitted wardrobes and heater. Bathroom: 6' 5" x 5' 6" (1.98m x 1.70m) bath with panelled side, pedestal wash hand basin, WC, mirrored cabinet, wall heater and towel rail.

#### OUTSIDE

Enclosed part-paved rear garden with shed, side access to front of property. Parking is in the cul-de-sac to the front of the properties.

### GENERAL INFORMATION

#### Tenure

Freehold with Vacant Possession.

#### Services

Mains water, drainage and electricity are connected to the property. Heating is via electric heaters.

#### Council Tax

Payable to Stratford District Council

Listed in Band C

#### Energy Performance Certificate

Current: 63 Potential: 85 Band: D

#### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

#### Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, significant events.

#### Directions

CV35 0BE

From Junction 12 M40 motorway, drive south on B4451 dual carriageway towards Jaguar Land Rover and Lighthorne Heath. Continue over two roundabouts where the turning into Birdhaven Close will be found on the lefthand side. Continue to the end of the close where the property will be found in the right-hand corner.

What3Words

///roof.supposes.blazers

#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

**CS-2275/24.04.2025**