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4-5, Church Hill Court, Lighthorne, Warwick

Price Guide £650,000





Located in a delightful setting adjacent to St Laurence Church in Lighthorne, The Gallery was formally two separate properties, but has now been combined to offer a highly versatile single home. The accommodation briefly affords; Welcoming reception hall, cloakroom, laundry/utility room, impressive vaulted sitting room, spacious dining/kitchen with walk-in pantry, master bedroom with en-suite bathroom, three further bedrooms and a shower room, stunning private rear garden with southerly aspect, parking to the front and garaging to the rear. NO UPWARD CHAIN. Energy rating E.

#### 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 a cafe and a pub in the village, both well-regarded.

#### Approach

Through entrance door into:

#### Welcoming Reception Hall

Oak finish floor, ceiling beams, radiator, staircase rising to First Floor Landing, sealed unit double glazed window to front aspect. Latched doors to:

#### Cloakroom

Low flush WC, marble counter top with inset sink and storage cupboard below, radiator, tiled floor, extractor fan and a natural light window.

#### Utility/Laundry Room

9'2" x 6'2" (2.81m x 1.90m)

Having a range of gloss fronted base and eye level units, complementary worktops and tiled splashbacks with inset single drainer sink unit with mixer tap. Integrated fridge, space and plumbing for washing machine, ceiling beams, radiator and sealed unit double glazed window to the front aspect.







#### Lounge

19'8" x 10'2" (6.01m x 3.10m)

Oak finish floor, ceiling beams, corner fireplace with inset wood burner with raised hearth and beam over. Radiator, sealed unit double glazed window to the rear aspect and sealed unit double glazed French doors provide access to the rear garden.

#### Sitting Room

The main sitting room is an impressive space and boasts a vaulted ceilings with exposed timber truss, inset log burner, Oak finish flooring throughout, radiators, minstrel gallery with reading area. two sealed unit double glazed windows to front aspect and double glazed bi-fold doors allow direct access to the deck and the stunning gardens.

#### Inner Hall

Oak finish floor, radiator, under stairs storage cupboard, ceiling beams, sealed unit double glazed window to front aspect. Latched door to Kitchen and the second staircase rising to the Minstrel's gallery and Master Bedroom.

#### Dining Kitchen

21'1" x 15'1" (6.44m x 4.61m)

Attractive range of matching base units and dresser unit with granite worktops. Integrated Miele dishwasher, tiled floor, two radiators, space for American style fridge/freezer. Sealed unit double glazed windows to front and rear aspects and double glazed French doors provide access to the rear garden. Latched door to:



#### Walk-In Pantry

Tiled floor, tiered shelving, wash hand basin, ceiling light point and a sealed unit double glazed window.

#### Minstrels Gallery

Wooden floorboards, enjoying elevated views over the Sitting Room and latched door to:

#### Master Bedroom

21'4" x 12'5" narrowing to 10'2" (6.51m x 3.80m narrowing to 3.12m)

Built-in wardrobes provide ample hanging space and storage options, featuring exposed timbers and a walk-in double-door wardrobe/storage cupboard. The room includes two radiators, access to the roof space, and a sealed unit double-glazed dormer window at the rear. Door to:







#### En-Suite Bathroom

White suite comprising bath, WC with a concealed push button cistern, wash hand basin with storage cupboard below. Corner tiled shower cubicle with shower system, heated towel rail, tiled floor with underfloor heating. High angled ceiling with exposed timbers and a sealed unit double glazed roof light.

#### Main First Floor Landing

Exposed timbers, Velux double glazed roof light. Latched doors to:

#### Bedroom

8'11" x 8'1" (2.72m x 2.48m)

Exposed timber, radiator, part angled ceiling with double

glazed Velux roof light and a built-in storage cupboard/wardrobe.

#### Bedroom

11'3" x 8'10" (3.45m x 2.70m)

Radiator, exposed timbers and a part angled ceiling incorporating two double glazed Velux roof lights.

#### Bedroom

10'7" x 8'1" (3.23m x 2.48m)

Exposed beams, radiator, built-in full height wardrobe/storage cupboard and a sealed unit double glazed Dormer window to the rear aspect,

#### Shower Room

White suite comprising pedestal wash hand basin, WC, shaver point, chrome heated towel rail, tiled floor. Tiled shower cubicle with shower system, glazed shower door and shower screen, Velux double glazed roof light.

#### Outside & Gardens

Externally, there is a pleasant due south facing garden, that has been beautifully designed and maintained to offer splashes of colour all year round. There are paved areas and a feature raised decked area which overlooks the impressive garden pond. There are shaped lawns and interspersed flowering shrubs, trees and plants and a delightful focal point garden pond. A personnel gate leads to







a rear driveway that serves an en-bloc garage, where the subject property has two single garages (2nd and 3rd in from the left). To the front of the property, there is courtyard and parking for three cars, one space offers tandem parking, the other a single space.

#### [Garage One](#)

16'5" x 7'11" (5.02m x 2.43m)  
Up and over doors.

#### [Garage Two](#)

16'5" x 7'11" (5.02m x 2.43m)  
Up and over doors.

#### [Tenure](#)

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### [Services](#)

All mains services are understood to be connected to the property with the exception of gas. Heating is by means of LPG NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

#### [Council Tax Band](#)

The property is in Council Tax Band "G" - Stratford upon Avon District Council.

#### [Postcode](#)

CV35 0AR













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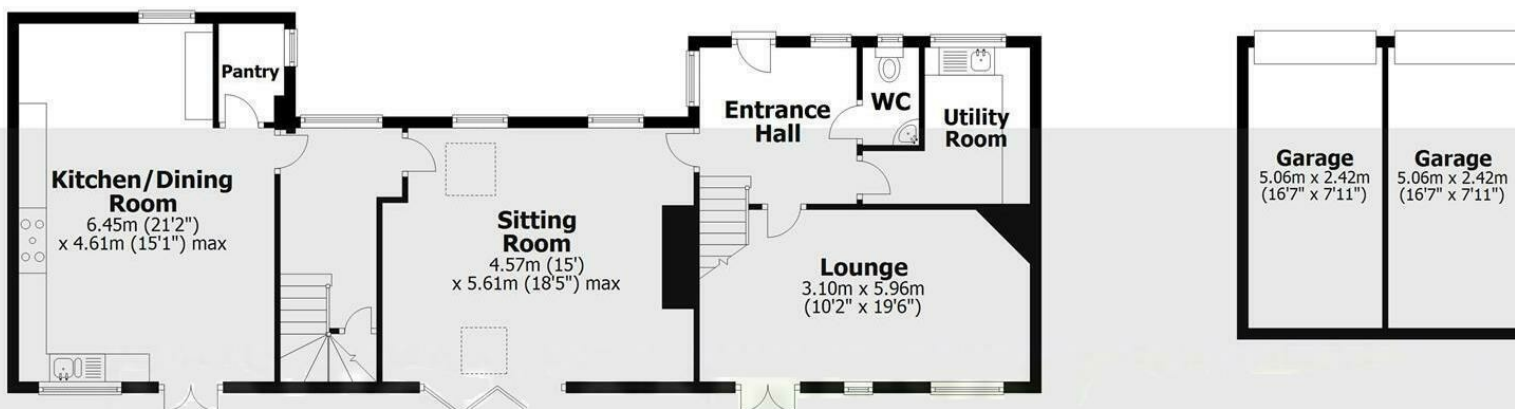
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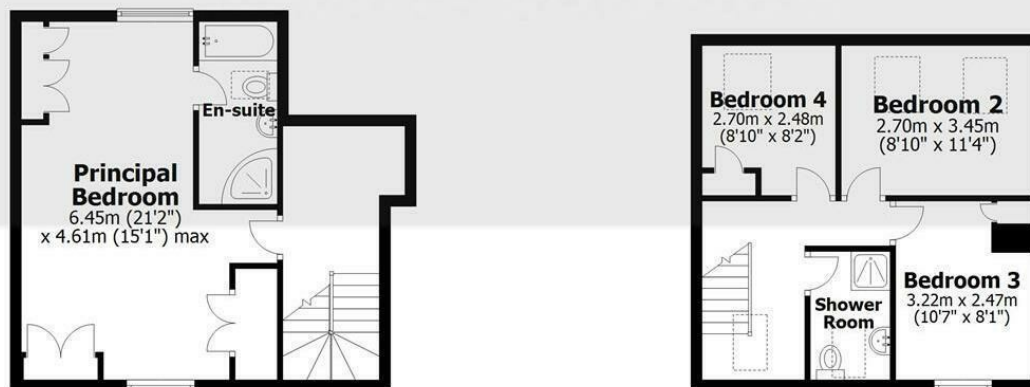
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

**Ground Floor**  
Approx. 100.9 sq. metres (1085.8 sq. feet)



**First Floor**  
Approx. 74.6 sq. metres (802.6 sq. feet)



Total area: approx. 175.4 sq. metres (1888.4 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.