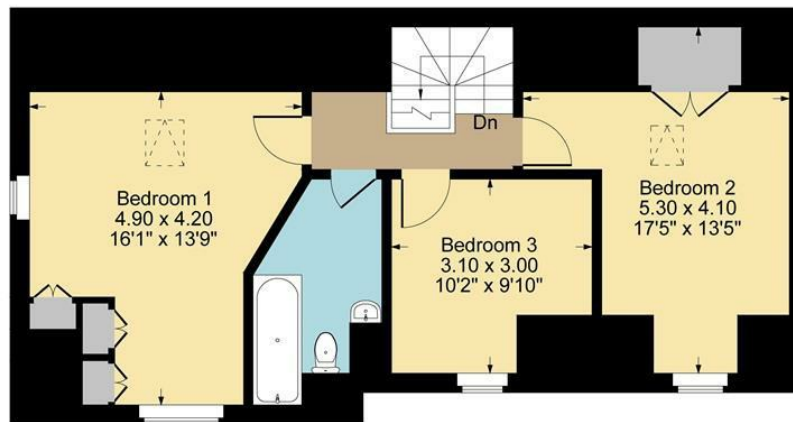


Peter Clarke

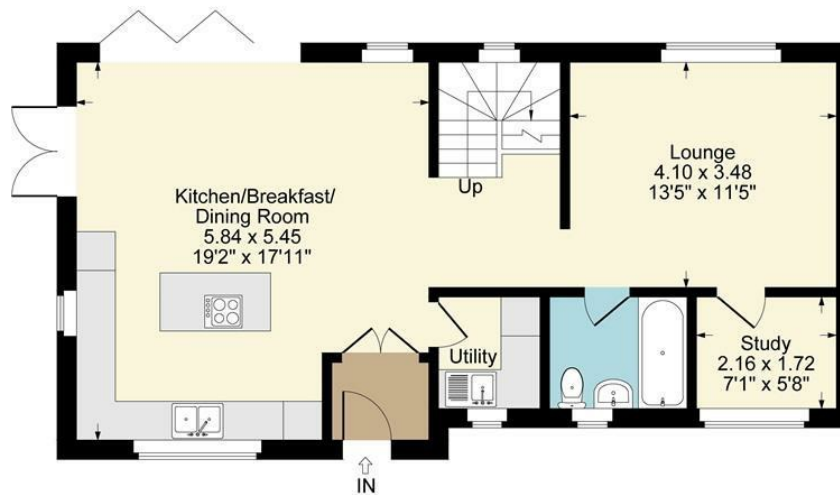


10a Verney Close, Lighthorne, Warwick, CV35 0AZ

10A Verney Close, Lighthorne



First Floor



Ground Floor

Approximate Gross Internal Area  
Ground Floor = 65.53 sq m / 705 sq ft  
First Floor = 52.56 sq m / 566 sq ft  
Total Area = 118.09 sq m / 1271 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

- An architect-designed three-bedroom dormer bungalow
- Popular village location
- Open Plan Breakfast/Dining Kitchen
- Separate lounge, Utility Room and Study
- Three bedrooms and two bathrooms
- Garden
- Garage, Parking and electric car charging point
- Air Source heat pump - underfloor heating on the ground floor
- Built in 2020 - Remainder of NHBC
- High Specification



Price Guide £495,000

An architect-designed three-bedroom dormer bungalow offering stylish and well-planned accommodation finished to a high specification. The property features a fabulous open-plan breakfast kitchen/dining room, ideal for modern living and entertaining complete with built in seating area with storage beneath, a separate living room, utility room, ground floor bathroom and study.

The main bedroom benefits from fitted wardrobes and a dressing area together with an en-suite shower room which is complemented by two further bedrooms and a family bathroom.,

Externally, the property offers a garage, currently used as a gym, off-road parking for two cars, an electric car charging point, lawned garden to the side with a paved path and patio area.

Lighthorne is a picturesque and highly regarded village, known for its charming rural character and strong sense of community. Just a short drive from Royal Leamington Spa and Warwick, the village features historic cottages, modern homes, and local amenities including the popular village pub, The Antelope. For a wider range of shops, schools and services, the nearby village of Kineton offers all manner of local conveniences.

### ENTRANCE HALL

### OPEN PLAN BREAKFAST/DINING/KITCHEN

A beautiful light and bright room with underfloor heating, wooden parquet flooring a range of contemporary base and wall units containing a fully fitted kitchen with integrated appliances, wine cooler, island unit with induction hob inset cupboards beneath. The dining area has a built in corner seating area with storage beneath. Double patio doors lead to the garden and bi-fold doors open onto the rear patio area.

### UTILITY ROOM

A useful room with floor and wall mounted cupboards, space for washing machine and tumble dryer, single drainer stainless steel sink unit and door to Kitchen/Dining Room.

### SHOWER ROOM

Having a double shower, low level WC, and wash hand basin set in vanity unit.

### STUDY

A useful room currently used as an office/study by the current owners - a great space if you are working from home.

### ON THE FIRST FLOOR

### MAIN BEDROOM

A bright and spacious, dual aspect room with velux window which allows light to flood in, fitted wardrobes and a dressing area.

### FAMILY BATHROOM

Having a white suite with deep bath with shower over, low level WC and wash hand basin in vanity unity.







### **BEDROOM**

A good sized room with windows to front and rear and under eaves storage

### **BEDROOM**

Having a velux roof light and built in wardrobe

### **OUTSIDE**

### **SINGLE GARAGE**

With the rear currently used as a gym with extra storage space. Electric car charging point.

### **PARKING**

Driveway Parking for two cars

### **GENERAL INFORMATION**

**TENURE:** We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains water and electricity connected to the property. Air Source Heat Pump However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** Band B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

