JULIE PHILPOT
RESIDENTIAL







# Deer's Leap | Bishops Acre | Lighthorne | CV35 0FH

£1,200,000

A stunning and exclusive modern home in a quiet village setting easily accessible to Warwick, Leamington Spa and Stratford Upon Avon. This unique and beautiful property, individually designed and constructed in 2018 to a high specification simply must be viewed to be fully appreciated. The property is stylish and contemporary with superb open plan first floor living including balconies to the front and rear plus vaulted ceilings. The principal bedrooms are located on the ground floor. Outside will be found the double garage, lovely garden with outdoor kitchen and a detached home office.

- Stunning, Contemporary Home
- Stylish Open Plan First Floor Living
- Five Double Bedrooms
- Double Garage, EV Charging Point & Driveway Parking





## PROPERTY DESCRIPTION

This fabulous home with unique living provides plenty of space coupled with effortless and easy entertaining areas for couples and families alike. The present sellers have also improved the home further with the installation of an economic to run wood burner/stove, remote control fire to the lounge, blackout blinds and many window shutters. To the outside they have installed railings, EV Charging point remote-control entrance gates to the frontage along with a professionally constructed outdoor kitchen, which is just perfect for outdoor dining and socialising. There is also a detached summerhouse/home office, ideal for those who have a working from home requirement.

## LOCATION

This location enjoys the best of both worlds: a peaceful rural setting with easy access to vibrant towns, The Cotswolds, good schools and easy transport links. Lighthorne is a charming village known for its rural setting, character stone buildings, popular village pub, Church, village hall and plenty of footpaths for countryside walks. It has a thriving community for families, retirees and professionals seeking a quieter pace of life yet being within a short distance of The Cotswolds, Leamington Spa, Warwick and Stratford upon Avon. For commuting the M40 junction is a short drive away, Birmingham Airport is also within a short drive. JLR & Aston Martin are within a short drive.

For schools and education, the village is well severed by high performing state and independent schools to include Kings High and Warwick School, Arnold Lodge and Kingsley School as well as Stratford Girls Grammar School and King Edward VI School. In addition to Moreton Morrell College

## GROUND FLOOR

### ENTRANCE HALL

A spacious and welcoming entrance having built in storage cupboards including the control panels for WiFi system and heating systems. Internal doors lead off to all ground floor rooms.

### MASTER BEDROOM

19' 0" x 13' 8" (5.79m x 4.17m)

A large master bedroom with plenty of room for a super-king size bed.

### DRESSING ROOM

10' 2" x 8' 4" (3.1m x 2.54m)

Providing ample wardrobing space.

**EN-SUITE**

With large shower, vanity basin with storage drawer under, w.c., shaver point, complementary tiling, heated towel rail and wall mirror.

**DOUBLE EN-SUITE BEDROOM TWO**

17' 0" x 12' 4" (5.18m x 3.76m)

Located to the front of the house with dual aspect windows and window shutters. Door to:

**EN-SUITE**

Having a large shower enclosure, w.c., vanity wash basin with drawer under, shaver point, wall mirror and complementary tiling.

**DOUBLE EN-SUITE BEDROOM THREE**

14' 7" x 12' 5" (4.44m x 3.78m)

Located to the rear and enjoying garden views.

**EN-SUITE**

Having large shower enclosure, w.c., vanity wash basin with drawer storage under, shaver point, wall mirror and complementary tiling.

**DOUBLE BEDROOM FOUR OR HOME OFFICE**

11' 3" x 10' 3" (3.43m x 3.12m)

Having French double doors providing garden access, a contemporary switchable glass internal door which can become dark or opaque as needed. This flexible room can be a fourth bedroom or a further reception room.

**BATHROOM**

10' 2" x 9' 1" (3.1m x 2.77m)

With a panelled bath, large shower, w.c. and vanity wash basin. Heated towel rail and complementary tiling.

**UTILITY ROOM**

Having square Copla sink unit with quartz worktop, storage cupboards under and wall cupboards over. Space and plumbing for washing machine and tumble dryer. Personal entrance door to and from the rear garden.

**CONTEMPORARY OAK AND GLASS STAIRCASE TO FIRST FLOOR**

**SPACIOUS OPEN PLAN FIRST FLOOR LIVING**

33' 9" x 30' 6" (10.29m x 9.3m) Max 'L' Shaped room

**KITCHEN**

An individually designed bespoke kitchen with Silestone worktops, large central island unit, breakfast bar and extensive range of deep pan drawers, and further cupboard units. Integrated Siemens, AEG and Copla appliances to include halogen hob, 'pop up' extractor, full height fridge, freezer, wine fridge, dishwasher, wall oven and combination microwave oven. Vaulted ceiling and French double doors to the front balcony, perfect for morning coffee.











## LOUNGE/DINING AREA

With vaulted ceiling, recently installed Hwam wood burning stove and French double doors to rear balcony enjoying afternoon and evening sun.

## SEPARATE LOUNGE

17' 8" x 12' 6" (5.38m x 3.81m)

With vaulted ceiling, Juliet balcony and French double doors to the front balcony. Feature 'hole in wall' fireplace with remote control fire.

## FIRST FLOOR DOUBLE BEDROOM FIVE

12' 6" x 10' 2" (3.81m x 3.1m)

Located to the rear of the house with garden views. This bedroom can also be used as a further reception room if so desired.

## OUTSIDE

## LARGE DOUBLE GARAGE & DRIVEWAY PARKING

20' 8" x 20' 8" (6.3m x 6.3m)

A larger than average size double garage with electric remote control up and over door, personal side entrance door, light, power and under eaves storage space. Vaillant ground source heat pump. Remote control gates provide access to the double width driveway providing parking for several vehicles. EV Charging Point.

## GARDENS AND OUTDOOR KITCHEN

The front of the property has railings forming the boundary with lawns. A gate at the side leads to the rear garden having been landscaped to provide outdoor space for couples and families alike with an area of lawn, patio, a superb outdoor kitchen and a detached garden studio which is currently used as the home office.

## TENURE

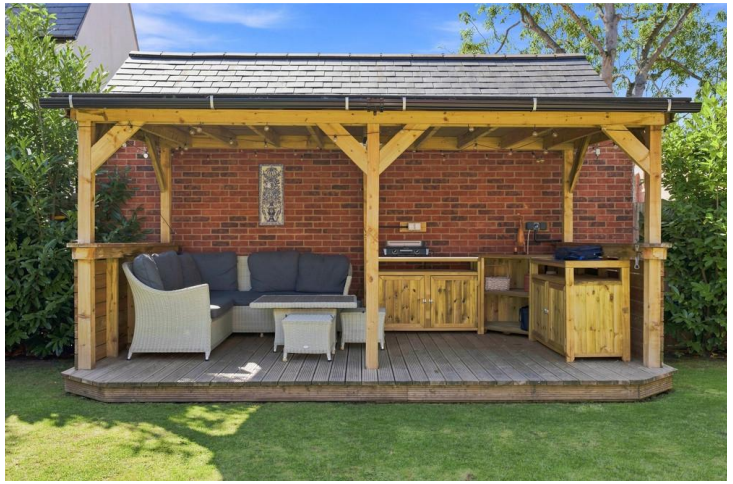
The property is Freehold. Residents pay a yearly Service Charge which is approximately £400.00. The local developer manages the small development.













## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

