



**Connells**

Meadow Close Redlands Park  
Lighthorne Warwick



## Property Description

This beautifully presented park home is situated in a peaceful and highly desirable setting, enjoying delightful open countryside views. The property has been well maintained and thoughtfully arranged, offering comfortable and stylish accommodation ideal for those seeking a relaxed and convenient lifestyle.

The home provides bright and airy living space throughout, with a layout that flows effortlessly and is well suited to both everyday living and entertaining. The overall presentation reflects the care and attention given by the current owner, creating an inviting and move-in-ready home.

Externally, the property benefits from a well-maintained, wrap-around fenced garden with a variety of seating areas, ideal for outdoor dining and relaxation. A useful garden shed adds practicality, while the stunning countryside views enhance the tranquil setting.

## Introduction

Situated approximately 6 miles from the towns of Leamington Spa and Warwick and 13 miles from Stratford Upon Avon is the peaceful and tranquil Redland's Park Site in Lighthorne.

Lighthorne Village is conveniently situated for access to the M40 at nearby junction 12 and for the beautiful Avon Dassett hills.

## Entrance Hall

A welcoming entrance hall featuring carpeted flooring, a radiator, and a door providing access to the side elevation. Doors lead to the bathroom, bedrooms, and leads through to the open-plan lounge/dining area, offering a practical and well-laid-out flow throughout the home.

## Lounge/Dining Room

A spacious L-shaped lounge/dining room benefiting from windows to the side and rear elevations, allowing for plenty of natural light. The room features carpeted flooring, two radiators, and a feature fireplace with electric fire, creating an inviting living space. A door provides convenient access through to the kitchen.

## Kitchen

The kitchen is fitted with a modern range of wall and base units with complementary work surfaces over, incorporating a one-and-a-half bowl sink and drainer with tiled splashback areas. Integrated appliances include a washing machine, dishwasher and fridge freezer, alongside an eye-level electric oven and a gas hob with cooker hood over. A double-glazed window and door provide access to the side elevation, completing this well-appointed and practical kitchen space.

## Side Porch/Utility

Having door to the front elevation accessed from a stepped pathway and door into the kitchen.

## Bedroom One

A well-proportioned principal bedroom featuring a double-glazed window to the side elevation, carpeted flooring and radiator. The room further benefits from a walk-in wardrobe and a door leading through to the en-suite, enhancing both comfort and practicality.

## En Suite

The en-suite comprises a shower cubicle, wash hand basin set within a vanity unit and a low-level comfort toilet, complemented by tiling to splashback areas. Additional features include a radiator and a double-glazed window to the front elevation, providing natural light and ventilation

## Bedroom Two

A further well-presented bedroom featuring a double-glazed window to the side elevation, carpeted flooring and a radiator. The room benefits from fitted wardrobes and a matching dressing table, providing excellent built-in storage and practicality.

## Bathroom

The bathroom is fitted with a bath, wash hand basin and low-level WC, with part-tiled walls and tiled splashback areas. Additional features include a shaver point, extractor fan and radiator, with a double-glazed window to the side elevation providing natural light and ventilation.

## Outside

## Garden

The property benefits from a well-maintained, wrap-around fenced garden featuring a graveled seating area, a useful garden shed, and a paved patio providing additional space ideal for outdoor dining and entertaining. The

garden further enjoys delightful open countryside views, enhancing the peaceful setting of the home.

## Agents Note

There are a number of obligations on both sellers and buyers when completing

the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in

general, which could include paying the site owners commission. Intending purchasers

should satisfy themselves about any such requirements including any specific restrictions

on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

## Council Tax

Local Authority: Stratford District Council  
01789 267575

[www.stratford.gov/council/bandings.cfm](http://www.stratford.gov/council/bandings.cfm)

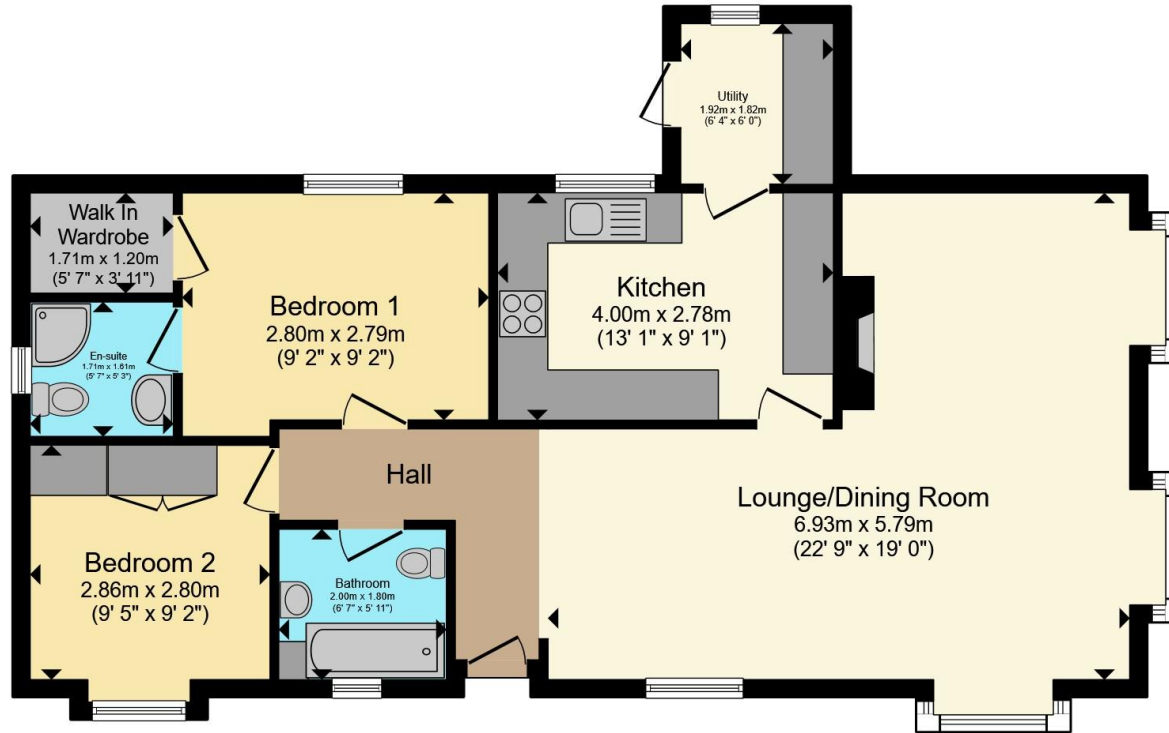
## Viewings

Strictly by prior appointment via the selling agent.









Total floor area 81.6 m<sup>2</sup> (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01789 841535**

**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
WELLESBOURNE CV35 9QP

EPC Rating: Exempt  
Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/WBE104171](http://connells.co.uk/Property/WBE104171)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WBE104171 - 0003