



Horton Drive, Upper Lighthorne

Guide Price **£500,000**



Horton Drive

Upper Lighthorne, Leamington Spa

Located on private no through road overlooking greenery and a nearby pond, this beautifully presented four double bedroom detached home offers stylish family living, a south-west facing garden, detached garage and driveway parking. Set back from the road in one of the development's most desirable positions, the property combines a peaceful setting with spacious and versatile accommodation, finished to an excellent standard throughout. The current owners have meticulously maintained and enhanced the home, creating a property that is ready for its next owners to move straight into.

The welcoming entrance hall leads to a spacious sitting room with a large window overlooking the greenery and allowing natural light to flood the room, whilst to the rear of the property is a stunning open-plan kitchen/dining room, designed to be the heart of the home. The contemporary kitchen benefits from a range of integrated appliances, modern cabinetry and generous worktop space, with French doors opening onto the rear South-West facing garden and filling the room with natural light. From the kitchen a separate utility room with worktops and space for appliances also benefits from side access to the off-street parking and garage. Downstairs W/C and a versatile study, ideal for home working, complete the ground floor accommodation.





To the first floor, a spacious landing provides access to four well-proportioned double bedrooms and the family bathroom. The principal bedroom benefits from a contemporary en-suite bathroom featuring a walk-in shower. Two of the bedrooms are positioned to the front of the property and enjoy attractive views across the surrounding greenery and nearby pond, whilst the remaining bedrooms overlook the private rear garden. The family bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin and WC, serving the additional bedrooms. Externally, the private and generous South-West facing rear garden enjoys plenty of sunshine. The current owners have enhanced the space with an attractive patio seating area, perfectly positioned for outdoor dining, entertaining and making the most of the favourable orientation of the garden.. The remainder of the garden is laid to lawn, with gated side access providing access to the off-street parking and single garage. The property also features an EV POD point for electric/hybrid car charging.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Upper Lighthorne is a popular Warwickshire village offering a superb blend of countryside living and modern convenience. Ideally located for access to Warwick, Leamington Spa and Stratford-upon-Avon, the village enjoys excellent transport links via the M40 and nearby rail stations.



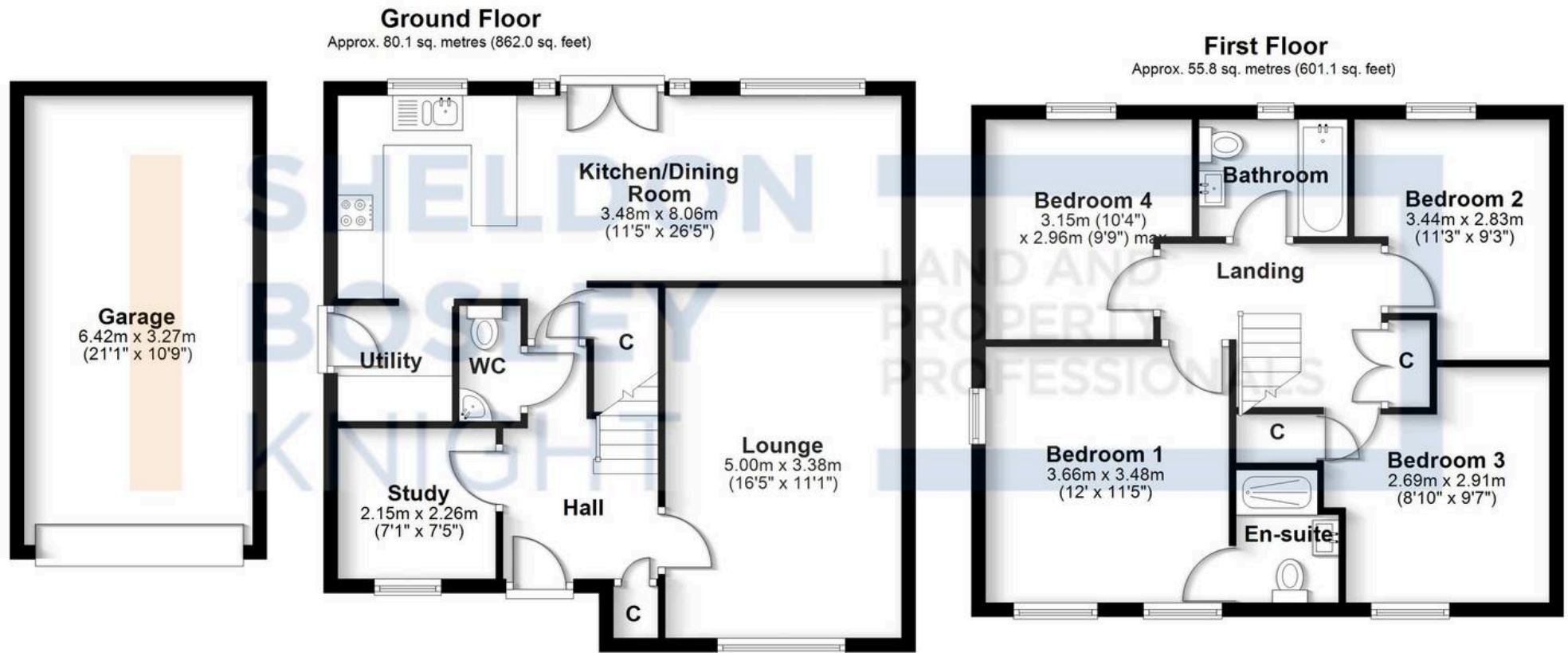
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





Total area: approx. 135.9 sq. metres (1463.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.