

Appleside 6 Post Office Lane, Lighthorne, Warwick, CV35 0AP

- Central village location down a quiet lane
- Fabulous family home offering family kitchen with integrated appliances
- Three reception rooms
- Four bedrooms
- En-suite shower room and family bathroom
- Decked entertaining space with lawned rear garden
- Parking for two cars
- No onward chain

4 2 3

Offers Over £625,000

ACCOMMODATION

Appleside is a beautifully presented no chain four bedroom family home, peacefully positioned within the highly regarded Warwickshire village of Lighthorne, just six miles south of Royal Leamington Spa. Offering spacious and versatile accommodation throughout, this attractive detached home combines generous reception space with well maintained gardens and an enviable village setting.

Thoughtfully arranged over two floors the property provides bright and flexible living accommodation ideally suited to modern family life. Highlights include a superb open plan breakfast kitchen and family room, multiple reception areas, elevated terraces perfect for entertaining and a mature rear garden with established planting and vegetable beds.

A welcoming entrance hall leads through to the principal reception rooms. To the rear of the home sits a light filled breakfast kitchen and family room, designed to create a sociable and practical living space with ample room for dining and everyday family life. Large windows and doors allow natural light to flood the room while also providing direct access to the garden and terraces beyond.

The sitting room is beautifully proportioned and enjoys an elevated position overlooking the garden, with doors opening directly onto a spacious terrace – ideal for outdoor dining and entertaining during the warmer months. A separate snug provides a more intimate reception space, while the formal dining room offers further flexibility and also benefits from access onto a lower terrace area.

To the first floor are four well proportioned bedrooms, including a generous principal bedroom complete with its own en-suite shower room. The remaining bedrooms are served by a spacious family bathroom, offering comfortable accommodation for both family members and guests alike.

Outside, the property enjoys a delightful rear garden, predominantly laid to lawn and thoughtfully arranged with a variety of seating areas to enjoy throughout the day. Established fruit trees, mature planting, and a small vegetable plot further enhance the garden's appeal, creating a peaceful and private outdoor setting. To the front of the property, a neatly maintained lawn and driveway provide off-road parking for two vehicles.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating.

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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Nov26) | Minimum Mobile Coverage: 72% Vodafone (Checked on Ofcom Nov26)

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

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

VIEWING: By Prior Appointment with the selling agent.







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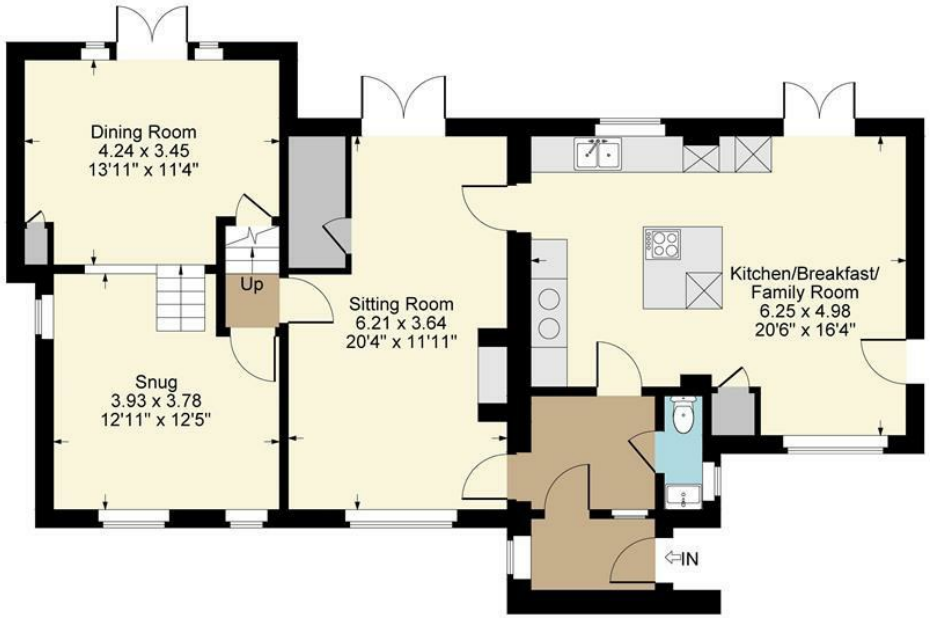
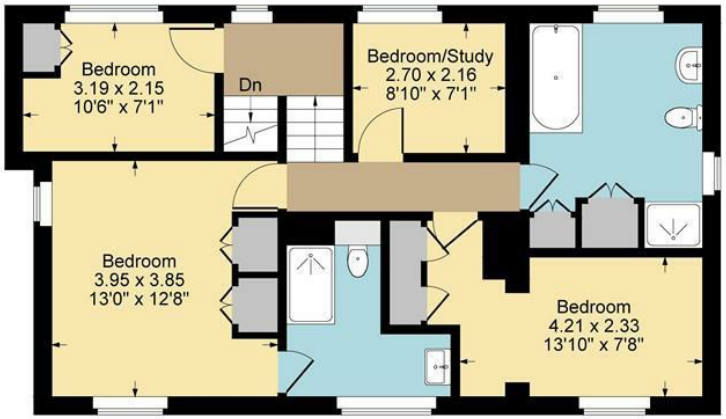


Ground Floor



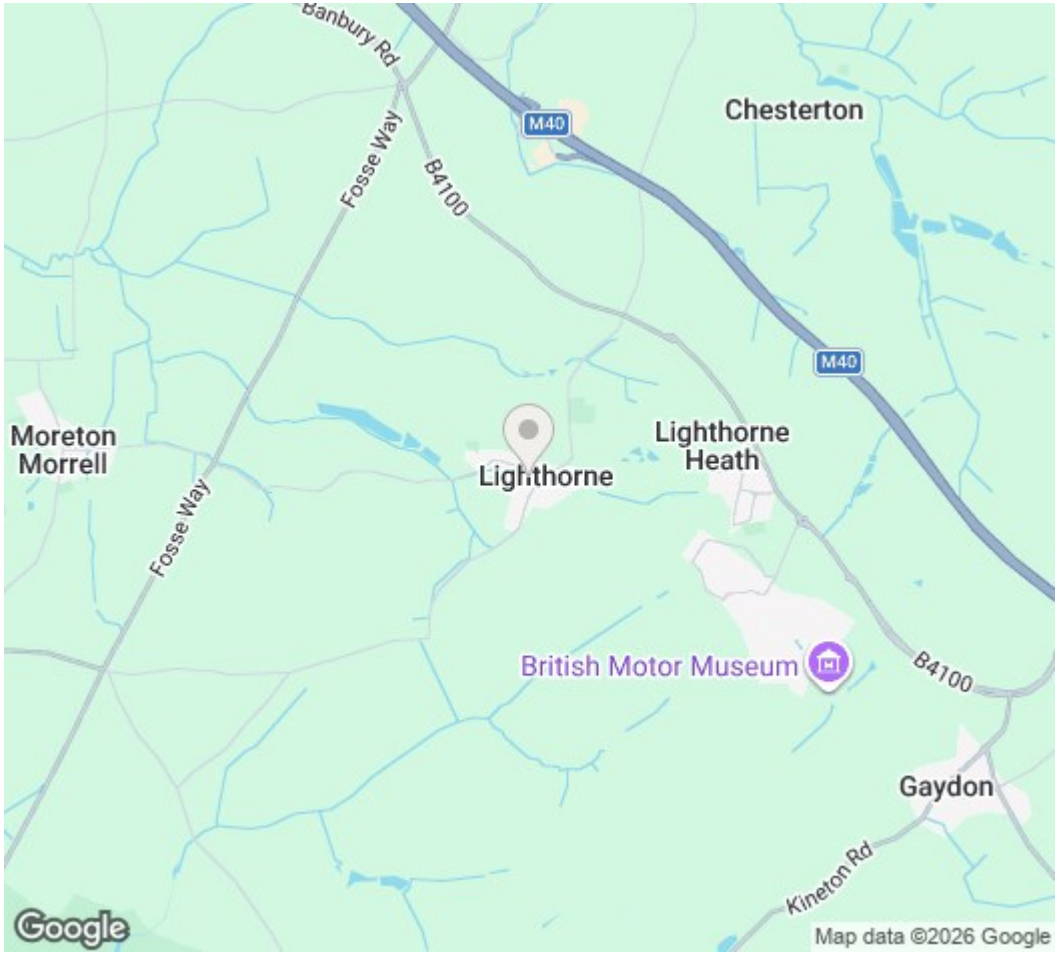
First Floor

Approximate Gross Internal Area
Ground Floor = 93.49 sq m / 1006 sq ft
First Floor = 68.29 sq m / 735 sq ft
Total Area = 161.78 sq m / 1741 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.







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Peter Clarke
Winkworth