



**Connells**

Jones Grove  
Upper Lighthorne Leamington Spa



### Property Description

This well-presented modern home offers thoughtfully arranged accommodation suited to contemporary living. The ground floor comprises a welcoming entrance hall, cloakroom, a light and spacious dual-aspect lounge with feature media wall and electric fire, and an impressive kitchen/family room fitted with integrated appliances and ample space for dining and seating. French doors open onto the rear garden, and a separate utility room adds further practicality.

To the first floor are well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from a stylish en-suite shower room.

Outside, the property features an attractive front approach and an enclosed rear garden with lawn, paved patio ideal for entertaining, raised planted beds and timber shed. A rear driveway provides off-road parking and includes an electric vehicle charging point.

### Introduction

Nestled in the heart of the Warwickshire countryside, Upper Lighthorne is a brand new development providing a beautiful range of 2, 3, 4 and 5 bedroom homes in a stunning location surrounded by plenty of green open space.

Upper Lighthorne is a new village community located close to the historic RAF Gaydon site. The village itself will feature a variety of shops and amenities including a doctors surgery and community centre. Whilst larger towns such as Warwick and Leamington Spa are a short drive away and offer an array of high street shops, bars and restaurants.

Located just a mile from the M40, providing an easy commute to Stratford, Birmingham, Oxford and London.

### Entrance Hall

The front door opens into a welcoming entrance hall with stairs rising to the first floor, a radiator, and doors providing access to the cloakroom, spacious kitchen/family room and lounge.

### Cloakroom

A partly tiled cloakroom fitted with a wash hand basin and WC, with radiator and extractor fan.

### Lounge

This spacious dual-aspect lounge is flooded with natural light from double-glazed windows to the front and side elevations, complemented by a feature media wall with electric fire, built-in cupboards and shelving, and two radiators.

### Kitchen/Family Room

A well-designed kitchen/family room featuring a range of wall and base units topped with complementary work surfaces, stainless-steel sink and drainer, and integrated appliances comprising fridge freezer, dishwasher, electric oven, gas hob and extractor hood. The room offers ample space for dining and seating, enhanced by ceiling downlighters and two radiators. Double-glazed windows to both front and rear elevations and French doors provide access to the rear garden, with additional access to the utility room.

## Utility Room

Fitted with wall and base units with work surface over, incorporating a stainless-steel sink and drainer unit. There is space and plumbing for a washing machine and tumble dryer, along with a radiator, extractor fan and ceiling downlighters.

## First Floor

### Landing

Having stairs rising from the ground floor, storage cupboard, loft hatch and doors off to all bedrooms and bathroom.

### Bedroom One

Double bedroom with radiator, double-glazed window to the front elevation, and door leading to the en-suite.

### En Suite

Modern, partly tiled en-suite offering a low-level WC, wash hand basin set in a vanity unit, and walk-in shower cubicle with rainfall shower, along with a remote-controlled fan heater and a double-glazed obscure window to the front elevation.

### Bedroom Two

A well-proportioned room offering an over-stairs storage cupboard, radiator, and a double-glazed window to the front elevation.

### Bedroom Three

Bright room offering a radiator and a double-glazed window to the side elevation.

## Bathroom

Modern, partly tiled bathroom with a white suite including a low-level WC, wash hand

basin, and bath with shower over, complemented by a heated towel rail, Amtico flooring, and a double-glazed obscure window to the side elevation.

## Outside

### Front

An attractive front approach with a shallow graveled border planted with shrubs and plants, complemented by a pathway providing access to the front door.

### Parking

Driveway to the rear of the property providing off-road parking and benefiting from an electric vehicle charging point.

### Rear Garden

A well-maintained and enclosed rear garden bordered by brick walls and timber fencing, offering a generous lawn, paved patio ideal for entertaining, outdoor electrical point, a water tap and a water but tand raised flower beds planted with mature shrubs and plants. The garden also benefits from a timber storage shed and a gate providing direct access to the driveway.

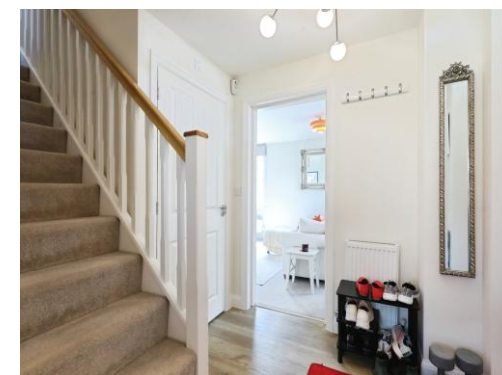
## Council Tax

Local Authority: Stratford District Council

Band 'D'

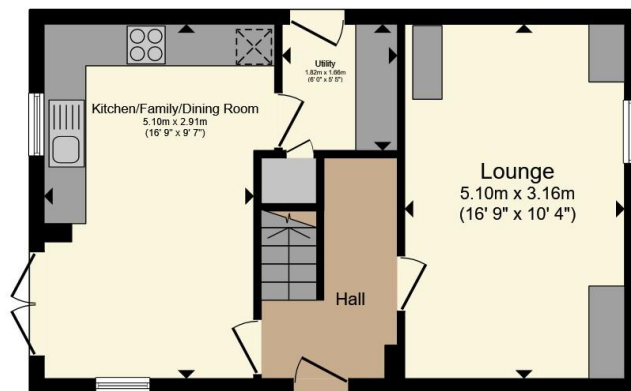
## Viewings

Strictly by prior appointment via the selling agent.

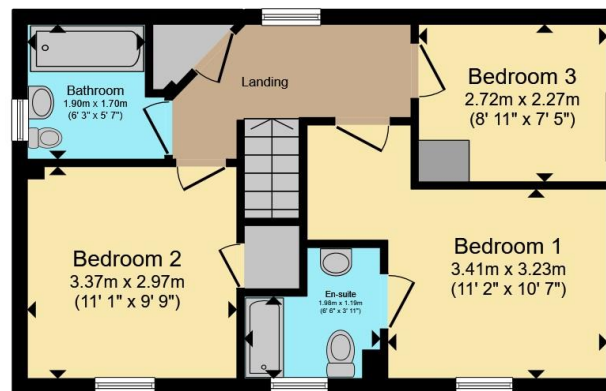








**Ground Floor**



**First Floor**

Total floor area 85.0 m<sup>2</sup> (914 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)



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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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