



Post Office Lane
Lighthorne Warwick

Post Office Lane Lighthorne Warwick CV35 0AP

for sale offers over
£700,000



Property Description

Appleside is a much loved characterful property tucked away on a quiet lane in the picturesque and highly sought-after village of Lighthorne, just six miles south of Royal Leamington Spa.

This charming home combines period character with modern living, offering a stylish breakfast kitchen and family room, a welcoming sitting room with access onto a large elevated terrace, as well as a snug and separate dining room leading out to a further lower terrace, perfect for entertaining or relaxing.

Upstairs, there are four well-proportioned bedrooms, including one with en suite, alongside a spacious family bathroom. To the rear, the delightful lawned garden provides multiple seating areas, established fruit trees, and a small vegetable plot, creating a private and versatile outdoor space. To the front, a neatly kept lawn with flowerbeds complements the property, together with a convenient driveway providing parking for two vehicles.

Lighthorne itself is a quintessential Warwickshire village, with a strong sense of community, a village green, and a popular local pub. Its location offers excellent access to the surrounding towns of Leamington Spa, Warwick, and Stratford-upon-Avon, as well as convenient links to the M40 and wider motorway network, making it ideal for both family life and commuting.

Introduction

Lighthorne is a small, picturesque village with a vibrant community, a pretty church with medieval origins and a popular pub, The Antelope, in a valley approximately one mile east of the ancient Fosse Way. There is a village shop at nearby Lighthorne Heath (approximately 2 miles) with further amenities available in the nearby villages of Wellesbourne and Kineton, including village churches, doctors' surgery, vet, florist, optician, primary school, several pubs and sports clubs and convenience shops for everyday needs.

Extensive shopping and cultural facilities are available in the nearby centres of Leamington Spa, Warwick and Stratford-upon-Avon.

The village is well placed for access to the Midland motorway network, in particular the M40, and has regular commuter rail services from Leamington Spa, Warwick Parkway, Warwick and Banbury which provide services to London and Birmingham, amongst others.

There are excellent schools in the area, including Warwick Prep School, The Croft (Stratford-upon-Avon), Arnold Lodge (Leamington Spa), The Kingsley School (Leamington Spa), Warwick School and Kings High (Warwick), Stratford Girls Grammar and King Edward's Boys Grammar School (Stratford) (Both Ofsted Outstanding). Further independent schooling can be found at Rugby and Tudor Hall.

Entrance Porch

Having a door from side elevation into Entrance porch with double glazed window to side and door to:

Entrance Hall

Having doors to Lounge, Kitchen/family room and:

Cloakroom

Having wash hand basin, WC and obscure double glazed window to side elevation:

Kitchen/Breakfast/Family Room

20' 6" MAX x 16' 4" MAX (6.25m MAX x 4.98m MAX)

This light and airy space has a lovely feel with character beams and shaker style cupboards paired with granite worktops. A central island features a ceramic hob and combi oven/microwave. Integrated appliances include a dishwasher, a washer/dryer, a full height fridge, and an under counter freezer as well as an electric Aga. Double doors lead out onto the spacious elevated terrace making this an ideal space for entertaining:

Sitting Room

20' 4" x 11' 11" (6.20m x 3.63m)

This dual-aspect lounge overlooks the front and rear gardens with feature fireplace with log burner and double doors opening out onto the main terrace:

Snug

12' 11" x 12' 5" (3.94m x 3.78m)

Having double glazed windows to front and side elevations, feature fireplace and some steps leading to:

Dining Room

13' 11" x 11' 4" (4.24m x 3.45m)

Good sized dining room which also overlooks the garden and features double doors leading out onto a lower terrace which makes it the perfect area for gatherings with family and friends:

First Floor

Landing

Bedroom One

13' x 12' 8" (3.96m x 3.86m)

At the front of the property you will find the principal bedroom which has built-in wardrobes and door to:

En Suite

Three-piece en-suite bathroom complete with a large walk-in shower.

Bedroom Two

13' 10" MAX x 7' 8" MAX (4.22m MAX x 2.34m MAX)

Having double glazed window to front elevation and built in wardrobes:

Bedroom Three

10' 6" x 7' 1" (3.20m x 2.16m)

Further bedroom to the rear of the property with built-in storage cupboard:

Bedroom Four/Study

8' 10" x 7' 1" (2.69m x 2.16m)

versatile room currently used a study having double glazed window to rear elevation:

Bathroom

Dual-aspect family bathroom comprising low level WC, pedestal wash hand basin, bath and separate shower cubicle.

Outside

Front

At the front of the property the garden is laid to lawn with mature flower beds and shrubs. A convenient driveway offers parking for two cars.

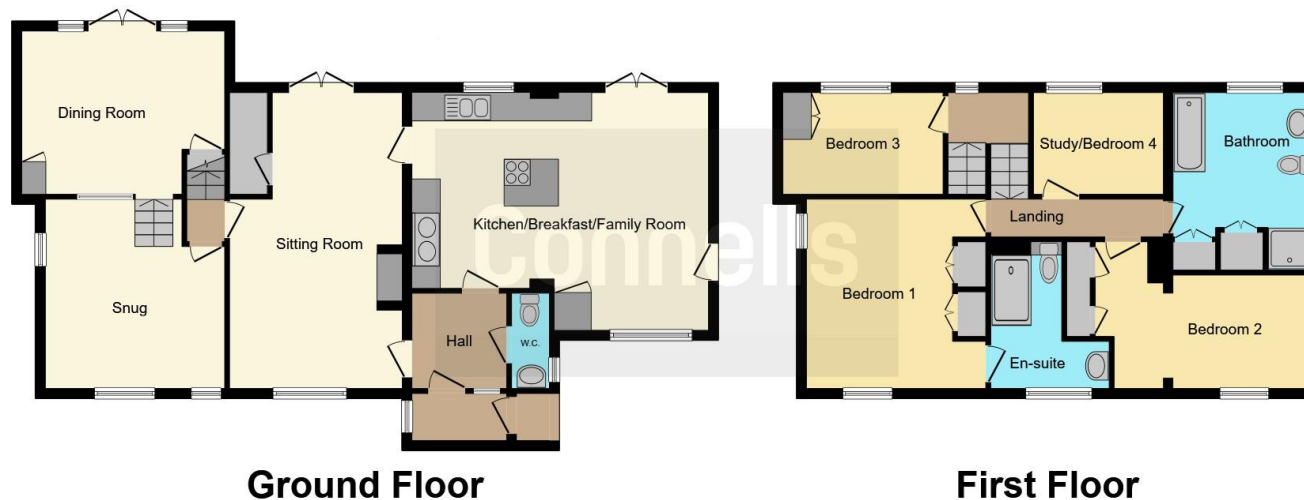
Rear Garden

To the rear, the pretty garden has an elevated terrace accessed off the sitting room and kitchen as well as a lower level terrace off the dining room, offering flexible living/dining and entertaining space. Steps lead down to the lawned garden with several, fruit trees and raised beds. A third decked seating area in the corner of the garden is the perfect place in which to enjoy the evening sun.









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.focalagent.com

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