

OLD SCHOOL LANE, LIGHTHORNE, CV35 0AX



Pound Green, Old School Lane

A home to enjoy now. Permission to build your dream. Space to make it your own.

Pound Green brings together a substantial five-bedroom home, full planning permission for a separate contemporary residence and approximately seven acres, all in the heart of the thriving Warwickshire village of Lighthorne. Set along a quiet country lane, with fields and countryside all around, this is a rare opportunity to enjoy village life with the freedom of your own land. An established home with room for everyone.

The existing detached, stone-built dormer-style bungalow offers generous accommodation across two floors. Two reception rooms provide space to gather as a family or find a quiet corner, while the open-plan kitchen/breakfast room creates a welcoming hub for everyday life. A separate utility room adds practicality, with five bedrooms and two bathrooms providing flexibility for family, guests or working from home. A generous garden and outbuildings add to its appeal.

The opportunity to create your home for life. There is full planning permission to build a separate contemporary home of approximately 4,000 sq ft, together with a triple garage. The approved design offers the opportunity to create a striking home for life, shaped around the way you want to live. With the existing bungalow retained, there is also scope to explore how two homes could work for you, perhaps bringing generations closer while allowing each their own space.

And then there's the land... approximately seven acres are the added bonus: room to breathe, space for children to explore and the possibility of keeping a pony, subject to any necessary consents. Or simply enjoy the outlook, privacy and pleasure of having your own piece of Warwickshire countryside.

Beyond the gate, Lighthorne offers a strong community spirit, a country pub, the Pavilion Café and countryside walks. Pound Green is an opportunity to put down roots and think bigger.













Area Overview

Nestled in the Warwickshire countryside, Lighthorne is a picturesque village with a strong community spirit. Once part of the Verney family's estate, associated with nearby Compton Verney, it combines historic character with a welcoming atmosphere. The Pavilion Café and The Antelope pub provide inviting places to meet, with countryside walks on the doorstep. Warwick and Leamington Spa are approximately 9 miles away, Stratford-upon-Avon approximately 10 miles and Banbury approximately 15 miles. The nearby M40 provides connections towards London and Birmingham, while direct trains to London Marylebone run from Leamington Spa, Warwick Parkway and Banbury.





Key Features

- One Listing - Two Exciting Opportunities
- A detached stone built five bedroom property with generous garden
- Planning Permission to build an additional 4,000 sq ft detached home with Triple Garage
- Approximately seven acres of land
- Sought after village location of Lighthorne
- Situated off a quiet country lane
- Ample parking for both properties
- Outbuildings and workshop
- Planning Permission Reference Number 24/01447/FUL

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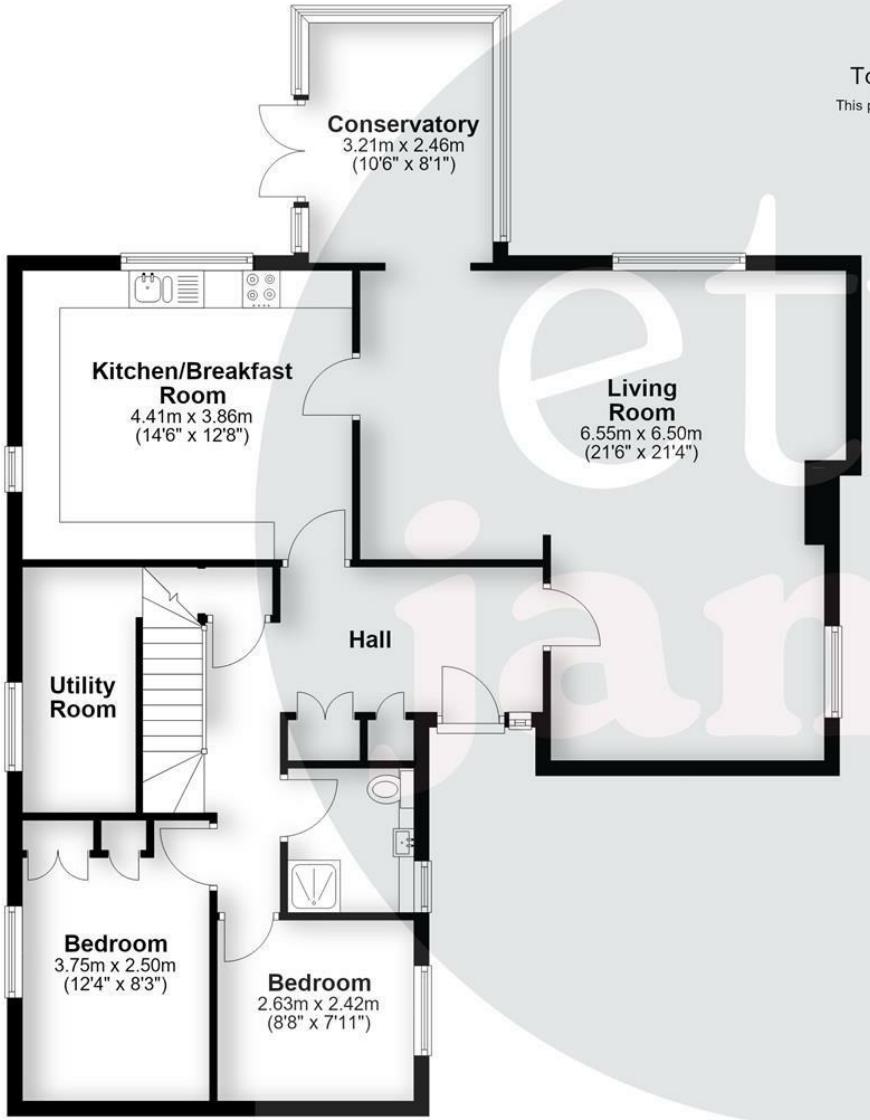


Ground Floor

Approx. 101.0 sq. metres (1086.7 sq. feet)

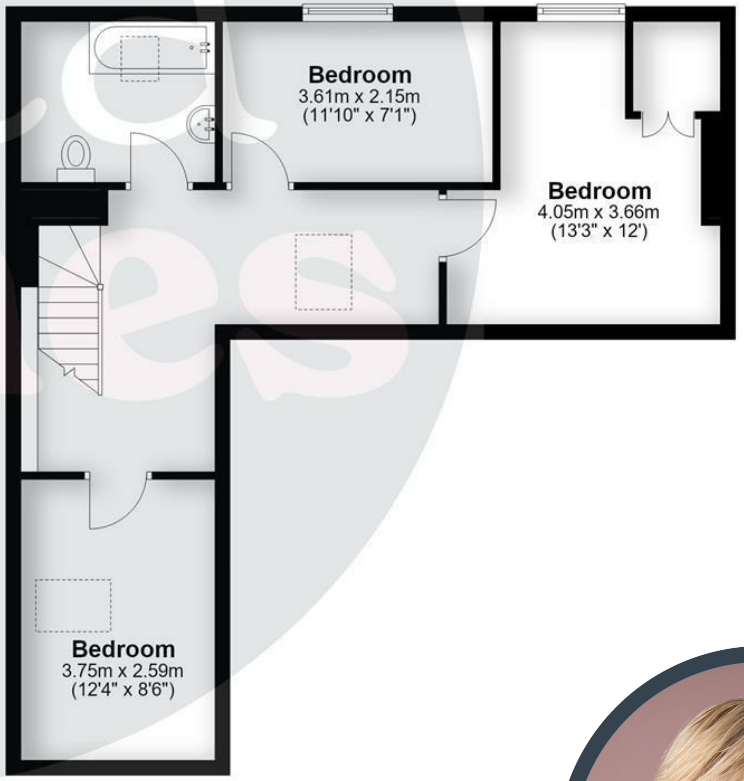
Total area: approx. 153.9 sq. metres (1656.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)





To book a viewing please call 01926 898080 and choose option 2 or email sara@ettajames.co.uk

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