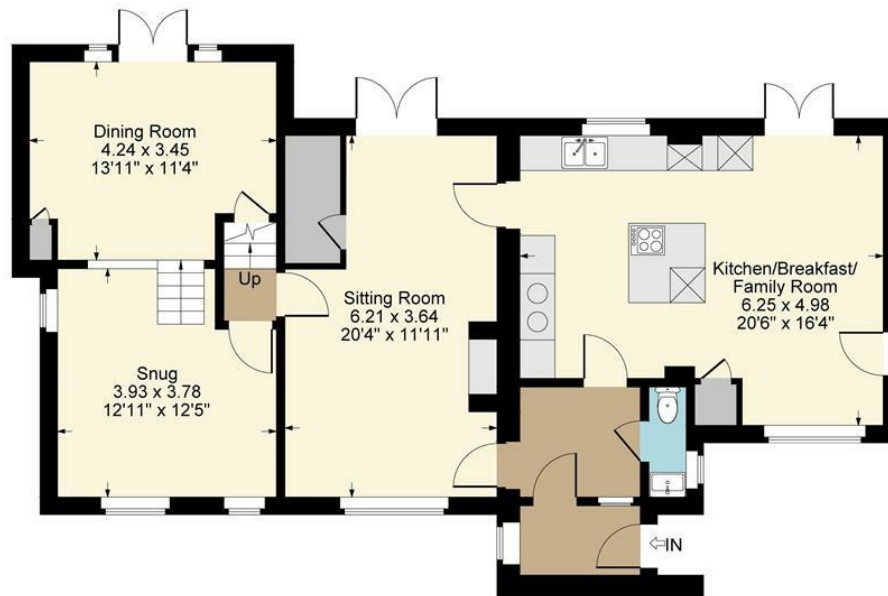


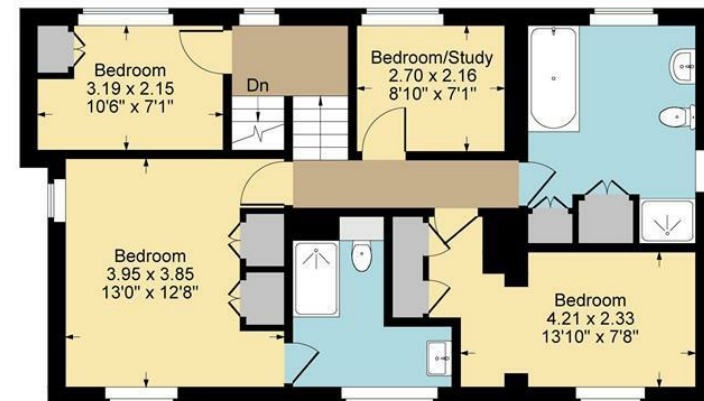


Appleside 6 Post Office Lane, Lighthorne, Warwick, CV35 0AP

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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.

- Central Village location down a quite lane
- Fabulous family home
- Three reception rooms
- Superb family kitchen with integrated appliances
- Four bedrooms
- En-Suite Shower room and family bathroom
- Decked entertaining space
- Lawned rear garden
- Lawned foregarden
- Parking for two cars



Offers Over £625,000

**** No onward Chain ****

Situated in the highly regarded village of Lighthorne, just six miles south of Leamington Spa, Appleside is a beautiful four bedroom family home with a good sized garden. The ground floor offers extremely flexible accommodation including a light and bright breakfast/kitchen/family room, a lovely sitting room opening onto a large elevated terrace, a snug, and a separate dining room with access to a lower terrace – ideal for entertaining or relaxing outdoors.

On the first floor, there are four bedrooms, including a principal bedroom with en-suite, alongside a spacious family bathroom. Outside, the property enjoys a versatile rear garden mainly laid to lawn, with multiple seating areas, established fruit trees, and a small vegetable plot. To the front, a neatly maintained lawn and driveway provide parking for two vehicles, completing this charming and practical family home.

Lighthorne is a picturesque and highly regarded village, known for its charming rural character and strong sense of community. Just a short drive from Royal Leamington Spa and Warwick, the village features historic cottages, modern homes, and local amenities including the popular village pub, The Antelope. For a wider range of shops, schools and services, the nearby village of Kineton offers all manner of local conveniences.

PORCH

HALLWAY

GUEST CLOAKROOM

With low level WC and wash hand basin and window.

KITCHEN/BREAKFAST/FAMILY ROOM

A stylish light and bright room which is the hub of the house having a range of painted shaker style units with granite worktops including a central island unit. Integrated appliances include an electric three oven Aims Aga, combi microwave, ceramic hob, dishwasher, washer/dryer, full height fridge freezer and under counter freezer. Double doors to a decked area.

SITTING ROOM

A lovely room with window to front , a feature fireplace with multi-fuel stove, useful storage cupboard and double doors to a terraced area.

SNUG

A cosy room with windows to front and stairs down to:

DINING ROOM

Which overlooks the rear garden and has double doors opening onto a lower terrace.

FIRST FLOOR

MAIN BEDROOM

Main bedroom having build-in wardrobes and overlooks the front of the property. Door leads to:

En-Suite Bathroom

With double walk-in shower, low level WC and wash hand basin.







BEDROOM

Overlooking the front of the property and having built-in wardrobes.

FAMILY BATHROOM

Having bath, shower cubicle, low level WC and wash hand basin.

BEDROOM/STUDY

With window to rear.

BEDROOM

Having a useful cupboard and window to rear.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains drainage and electricity connected to the property. However, this must be checked by your solicitor before exchange of contracts. Oil central heating. Broadband: Ultrafast Broadband Available (Checked on Ofcom May 26) | Mobile Coverage: Limited Coverage | (Checked on Ofcom May 26) | Listed: No

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.

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

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

VIEWING: By Prior Appointment with the Selling Agents.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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Peter Clarke

AN ASSOCIATE OF WINKWORTH

Winkworth