



Craftsmans Cottage, Post Office Lane

Lighthorne CV35 0AP

Guide Price £425,000

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Lighthorne

Being positioned in the heart of the picturesque village of Lighthorne, this period part stone-built cottage has been extended on two storeys to the rear and offers characterful three bedroomed accommodation. Incorporating oil-fired central heating, the cottage boasts numerous appealing features including a spacious open plan lounge/dining room with wood burner to the lounge area, whilst a double glazed conservatory has been added to the rear. In addition to the three first floor bedrooms there is a bathroom with three piece suite and shower over the bath, whilst moving outside there is an attractive split-level garden to the rear with patio to the upper level and lawn to the lower level with timber summer house. Overall this is a pretty three bedroomed cottage in a delightful and well thought of village.

LOCATION

Lighthorne is a picturesque village being situated within easy reach of both Warwick and Leamington Spa. Having a delightful old church at its heart, Lighthorne is also well placed for the Jaguar Land Rover and Aston Martin installations at nearby Gaydon, together with local road and motorway links notably to the M40. Regular commuter rail services are in operation from Warwick, Warwick Parkway and Leamington Spa serving London and Birmingham amongst other destinations.

ON THE GROUND FLOOR

Cottage door opening into:-

OPEN PLAN LOUNGE/DINING AREA

Door to staircase which ascends to the first floor.

LOUNGE AREA

4.11m x 3.63m (13'6" x 11'11")

A cosy and comfortable room with exposed wood flooring, fireplace housing wood burning stove, two wall light points, central heating radiator and through access to:-

DINING AREA

4.50m x 2.79m approx average (14'9" x 9'2" approx average)

Being irregular in shape and having exposed wood flooring extending through from the lounge area, two wall light points, central heating radiator and door to:-

KITCHEN

5.23m x 2.03m (17'2" x 6'8")

Being attractively fitted with a range of farmhouse style hand painted panelled units comprising base

cupboards and drawers, together with coordinating wall cabinets, inset electric hob with stainless steel back plate and fitted electric oven having cupboards above and below, solid wood worktops, stable door giving external access to the side of the property, double doors to conservatory and further door to:-

CLOAKROOM/UTILITY

Being fitted with low level WC, wall mounted wash hand basin with mixer tap and appliance space for washing machine or tumble dryer.

CONSERVATORY

3.08m x 2.47m (10'1" x 8'1")

Being fully double glazed in UPVC with picture windows surrounding, laminate flooring and French style double doors giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

From which pine doors radiate to:-

MASTER BEDROOM (FRONT)

4.39m x 3.43m (14'5" x 11'3")

With access tap to the roof space, secondary glazed window to the front, feature cast iron fireplace and central heating radiator.

BEDROOM TWO (FRONT)

3.86m approx x 2.72m (12'8" approx x 8'11")

With secondary glazed window to front elevation, range of built-in wardrobing/storage, exposed floorboards and central heating radiator.

Features

Characterful Period Cottage

Picturesque Village

Through Lounge/Dining Room

Kitchen

Cloakroom/Utility

Double Glazed Conservatory

Three Bedrooms

Bathroom

Off-Road Parking

Rear Garden



BEDROOM THREE (REAR)

2.97m x 2.26m (9'9" x 7'5")

With UPVC double glazed window, laminate flooring and central heating radiator.

BATHROOM

With three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, shaped bath with period style tiled splash areas, centre mounted mixer tap with sower attachment and period style shower head over with glazed shower screen, ceramic tiled floor, UPVC double glazed window and central heating radiator.

OUTSIDE

FRONT

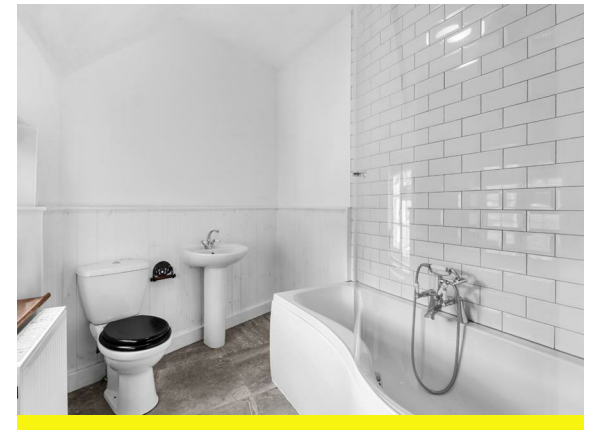
Immediately to the front of the cottage is a concrete forecourt which provides off-road parking space.

REAR GARDEN

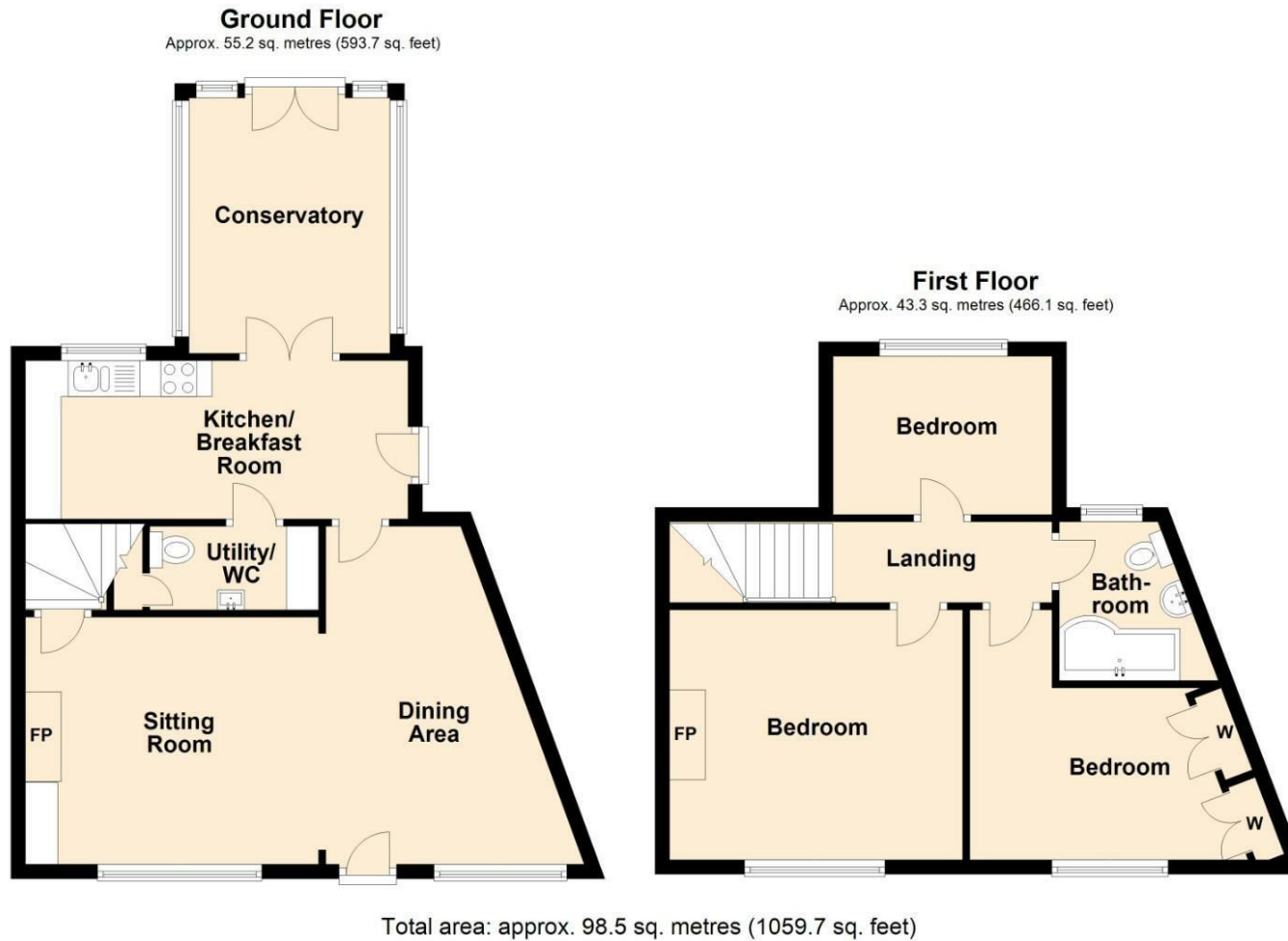
Being arranged on two levels with timber decked terrace to the upper level, from which steps descend to a mature lawned garden with small further arched patio area, walled stocked borders and a useful timber summer house which has also been utilised in the past as an occasional home office. The rear garden can also be entered over a gated shared side foot access.

DIRECTIONS

Postcode for sat-nav - CV35 0AP.



Floorplan



General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band E - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

82

41

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