



BY DESIGN



The Wishing Well House, Post Office Lane, Lighthorne, CV35 0AP

A beautifully presented four bedroom detached family home, situated in the idyllic Warwickshire village of Lighthorne, located just outside of Leamington Spa, surrounded by beautiful rolling countryside.



SCAN TO WATCH
Video Tour

Bedrooms **4**
Bathrooms **3**
Reception Rooms **4**
Built **1982**
Internal Size **2255 sq/ft**
Orangery
Hot Tub with Pergola
Original Wishing Well
Wood Burning Stove
Driveway **3-5 cars**
Single Garage
Fuel **Oil**
Council Tax **F**
EPC Rating **D**
Local Authority
Stratford-on-Avon

Lighthorne offers a peaceful village life, a wonderful community with a fantastic local pub, convenient access to the M40 and picture perfect, characterful properties such as The Wishing Well House.

The stone exterior fits beautifully with the area and its surroundings, and the high spec interior, which runs throughout, is perfectly designed for modern living.

The ground floor comprises of a bespoke kitchen/dining room with integrated NEFF appliances, a Quooker boiling water tap, designer Faber extractor fan, a sociable breakfast bar and finished with high gloss porcelain floor tiles.

Off the entrance is a fully tiled wetroom/toilet, a family room with a traditional inglenook fireplace with wood burning stove, a wood store and fitted with a gorgeous parquet LVT floor.

At the rear of the property is a spacious orangery with bamboo flooring which benefits from underfloor heating and fitted with bifold doors that lead out into the garden, perfect as a home office, dining room or hobby room.

On the first floor there are four bedrooms. All bedrooms benefit from bespoke, built-in wardrobes/storage and the primary bedroom benefits from a sophisticated en-suite with shower. Also on the first floor is the fully tiled family bathroom fitted with a bath and separate shower.

The attic has been professionally converted to create a spacious additional room with a fitted drop-down ladder, large enough to use as a home office, hobby room and/or a fifth bedroom.

The private garden can be accessed from the front of the house or directly from the orangery at the rear. The focal points of the lawned area are the original stone wishing well and a sheltered outdoor dining area.

Wrapping around the rear of the property is a raised patio which can be accessed from the orangery or the kitchen. Also at the back, privately tucked away, is a new hot tub cover by a timber pergola.

The driveway at the front of the property can accommodate 3-5 cars and has direct access to the garage. Fitted to the side of the property is an electric car charge point.











































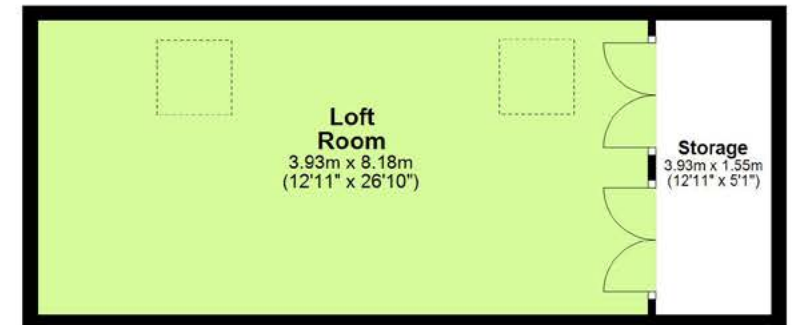
Total area: approx. 209.5 sq. metres (2254.9 sq. feet)



First Floor
Approx. 63.2 sq. metres (680.5 sq. feet)



Second Floor
Approx. 38.7 sq. metres (416.3 sq. feet)





Simon Cowie

simon.cowie@bydesignhomes.com

07845 663 334



BY DESIGN

www.ByDesignHomes.com



Scan for
property updates

National audience
local knowledge