



Connells

Bridle Road
Lighthorne WARWICK



Property Description

This beautifully presented and generously proportioned family home offers stylish accommodation arranged over three floors. Set behind a large paved driveway with ample parking and a double garage, the property combines modern finishes with practical living spaces throughout.

The heart of the home is the impressive open-plan kitchen/diner, complete with contemporary units, a central island, integrated appliances, log burner, and bi-fold doors opening onto the rear garden. A separate utility room and a modern ground-floor shower room add further convenience.

Across all floors, the property offers a selection of well-sized bedrooms, including two with en-suites and a spacious top-floor bedroom with Velux windows and air-conditioning. The family bathroom is fitted with a freestanding bath and contemporary suite.

Outside, the generous rear garden is low-maintenance, mainly laid to lawn with a paved patio and enclosed by timber fencing.

This is a superb, versatile home offering excellent space, modern styling, and a layout ideal for family living.

Entrance Hall

A striking front door opens into an impressive, generously sized entrance hall featuring a contemporary waterfall feature wall and stylish tiled flooring. Underfloor heating adds a luxurious touch and continues seamlessly throughout the property. The space is enhanced by ceiling downlighters and offers excellent storage with two built-in cupboards and an additional understairs cupboard. From here, stairs rise to the first floor, with access leading through to the kitchen/diner, lounge,

shower room, and a personnel door connecting directly to the double garage.

Lounge

A bright and welcoming lounge featuring a double-glazed window to the front elevation, a striking glass-fronted panoramic electric feature fire and an air conditioning unit. French doors open onto the rear garden, creating a lovely indoor-outdoor flow, while double doors connect seamlessly through to the kitchen/diner.

Kitchen/Diner

A stylish and contemporary kitchen/diner fitted with modern wall and base units, complemented by sleek work surfaces and an inset sink with mixer tap. A central island provides additional storage, breakfast seating, and houses an induction hob with extractor above. Integrated appliances include eye-level electric double ovens, a dishwasher, and a fridge freezer, with a door leading through to the utility room.

The dining area offers generous space for a family table and features a corner-positioned log burner, creating a warm and inviting atmosphere. Expansive bi-fold doors span the rear elevation, opening the room to the garden and enhancing the sense of light and space.

Utility Room

Fitted with additional matching wall and base units, the utility room includes an inset one-and-a-half bowl sink with mixer tap and provides space and plumbing for both a washing machine and tumble dryer. Ceiling spotlights offer a bright working environment, and a door to the side elevation gives convenient external access.

Shower Room

A stylish, partly tiled shower room featuring a walk-in shower with a modern Crittall-style screen, an oval basin set on a floating shelf, and a low-level WC with concealed flush. Additional features include ceiling spotlights, an extractor fan, and an obscure double-glazed window to the side elevation.

First Floor

Landing

A bright first-floor landing with ceiling spotlights, giving access to all bedrooms and the family bathroom. A staircase rises to the second floor

Bedroom One

A well-proportioned bedroom featuring ceiling spotlights and loft access, with restricted head height to both the front and rear elevations. Natural light is provided by a double-glazed window to the front and a Velux window to the rear. A door leads through to the en-suite.

En-Suite Shower

A beautifully appointed, partly tiled en-suite featuring Jack and Jill sinks set within a sleek vanity unit offering generous storage beneath. The suite includes a low-level WC with concealed flush, a walk-in shower, ceiling spotlights, and an extractor fan. An obscure double-glazed window to the front elevation provides natural light while maintaining privacy. A door leads through to a spacious walk-in fitted hanging and storage room.

Bedroom Two

A generous double bedroom featuring a double-glazed window to the front elevation and a door leading through to the en-suite.

En-Suite Shower

A contemporary, partly tiled en-suite featuring a walk-in shower enclosure, a low-level WC with concealed flush, and a wash hand basin set within a sleek vanity unit. An obscure double-glazed window to the front elevation provides natural light while maintaining

privacy.

Bedroom Four

A well-presented bedroom featuring a double-glazed window to the side elevation and a built-in storage cupboard.

Bedroom Five

A bright bedroom featuring a double-glazed window to the side elevation.

Bedroom Six

A bright and versatile bedroom featuring a double-glazed window to the side elevation.

Bathroom

A beautifully finished, partly tiled family bathroom featuring a freestanding oval bath, a tall pedestal sink, and a low-level WC with concealed flush. Additional features include ceiling spotlights, a useful storage cupboard, and an extractor fan. An obscure double-glazed window to the rear elevation provides natural light while ensuring privacy.

Second Floor

Bedroom Three

A spacious room with restricted head height, enhanced by three Velux windows that provide excellent natural light. Features include an air-conditioning unit, ceiling spotlights, and a tall pedestal sink.

Outside

Front

A generous paved driveway sits to the front of the property, providing ample off-road parking and access to the double garage. Gated pathways to the side offer convenient access to the rear garden.

Rear Garden

A generous, low-maintenance rear garden, mainly laid to lawn and complemented by a paved patio area ideal for outdoor seating or entertaining. The space is fully enclosed with timber fencing to the boundaries, offering privacy and security

Council Tax

Local Authority: Stratford District Council





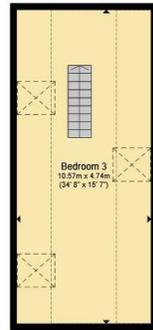




Ground Floor



First Floor



Second Floor

Total floor area 301.2 m² (3,242 sq.ft.) approx

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T 01789 841535
E wellesbourne@connells.co.uk

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 WELLESBOURNE CV35 9QP

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 Band: G

Tenure: Freehold

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