

Stoneybank

The Bank, Lighthorne, Warwick, CV35 0AT



BY DESIGN

Welcome to

STONEYBANK

A characterful, four-storey detached family home, beautifully finished throughout, with double garage, landscaped gardens at the rear, located in the sought-after village of Lighthorne.

Originally built in the early 1980s in mellow Lighthorne stone, the property has been significantly improved by the current owners and is presented to an excellent standard. It features spacious living accommodation including a large lounge open to a refitted kitchen/dining area, a substantial lower ground floor playroom, and four generous bedrooms arranged over the upper floors. Modern comforts include double glazing, oil-fired central heating, and stylish finishes throughout.

Outside, the property benefits from a generous driveway with ample parking, an integral double garage, and gorgeous landscaped

gardens that back onto open countryside with magnificent far-reaching views.

Lighthorne is a charming rural village close to Leamington Spa, Warwick, Banbury, and Stratford-upon-Avon, with the M40 just two miles away. The village offers a popular pub 'The Antelope', a inclusive community and easy access to wider amenities.

This is a rare opportunity to acquire an impressive home in a highly desirable village, combining character, space, and convenience for Jaguar Land Rover at Gaydon and the surrounding area.



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VIDEO TOUR





Built **Early 1980s**
 Internal Size **2,662 sq/ft**
 Double Garage **341 sq/ft**
 Bedrooms **4-5**
 Bathrooms **2**
 WC **1**
 Open-plan kitchen / dining / sitting room
 Utility Room
 Landscaped Rear Garden
 Driveway **4 Cars**
 Fuel **Oil**
 Mains Electric / Water / Drainage

Council Tax **G**
 EPC Rating **D**

Stratford-upon-Avon District Council





















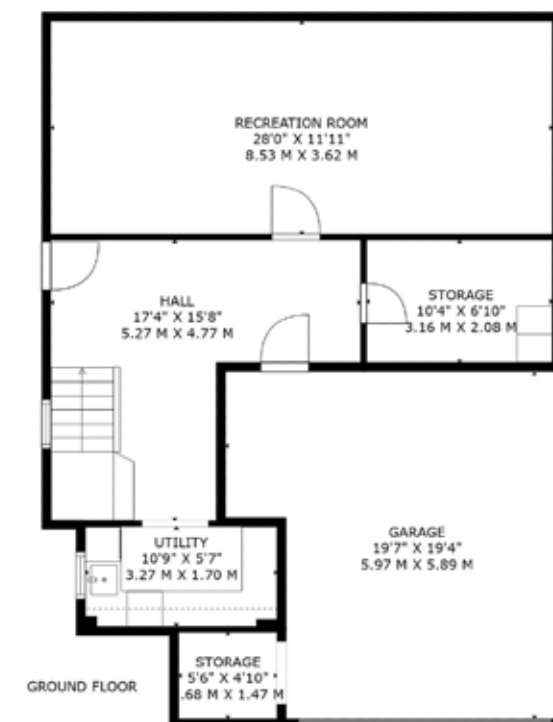




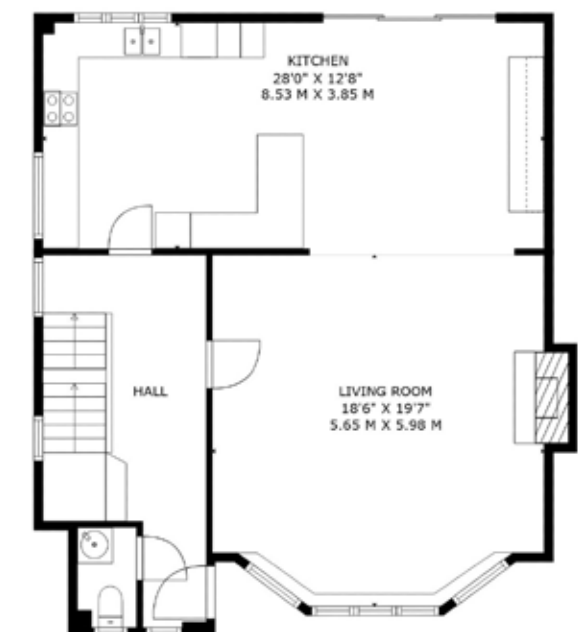
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 2662 sq ft, 248 m2
LOW CEILINGS: 52 sq ft, 5 m2
GARAGE: 341 sq ft, 32 m2

OVERALL TOTALS: 3055 sq ft, 285 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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