

Connells

Mountford Rise
Lighthorne Warwick

Mountford Rise
Lighthorne Warwick CV35 0AY

for sale offers over
£300,000







Property Description

An immaculately presented four-bedroom end-terrace home situated in the highly sought-after village of Lighthorne. Thoughtfully improved by the current owner, this spacious and versatile property offers modern accommodation arranged over three floors.

The accommodation comprises a welcoming entrance hallway, a contemporary fitted kitchen, a bright dual-aspect lounge/diner, utility room, and a downstairs cloakroom. To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a modern family bathroom. Occupying the second floor, the principal bedroom which enjoys elevated views over the village, creating a peaceful and private retreat.

Externally, the property boasts a beautifully landscaped, tiered rear garden, offering a variety of seating and entertaining areas ideal for enjoying the outdoors.

Combining modern living with a desirable village setting, this superb home is perfectly suited to families and professionals alike.

Location

Situated in the attractive village of Lighthorne, Mountford Rise enjoys a peaceful semi-rural setting surrounded by Warwickshire countryside while remaining conveniently placed for access to larger towns and employment centres. The village offers a local pub, community facilities, with a wider range of amenities available in Wellesbourne, Warwick, Leamington Spa and Stratford-upon-Avon. Families are well served by a selection of respected schools in the area, including Lighthorne Heath Primary School, with further primary and secondary schooling available in nearby villages and towns. For commuters, the property benefits from excellent road links via the M40 (Junctions 12 and 13), providing straightforward access to Birmingham, Oxford and London, while rail services from Leamington Spa and Warwick offer regular connections to Birmingham and London Marylebone. The combination of village charm, countryside surroundings and excellent transport accessibility makes this a highly desirable location.

Agent' Note

We advise there is no mains gas to the village. This property heating system is supplied by Modern SMART storage heaters and an oil filled electric radiator in the lounge.

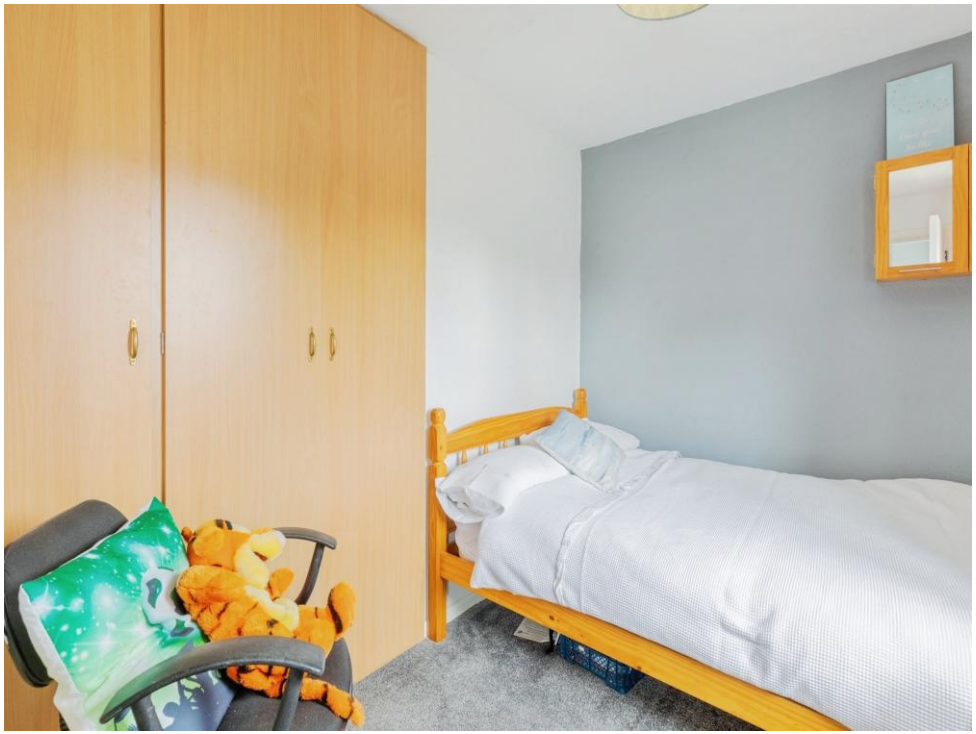
Buyer Aml Fee

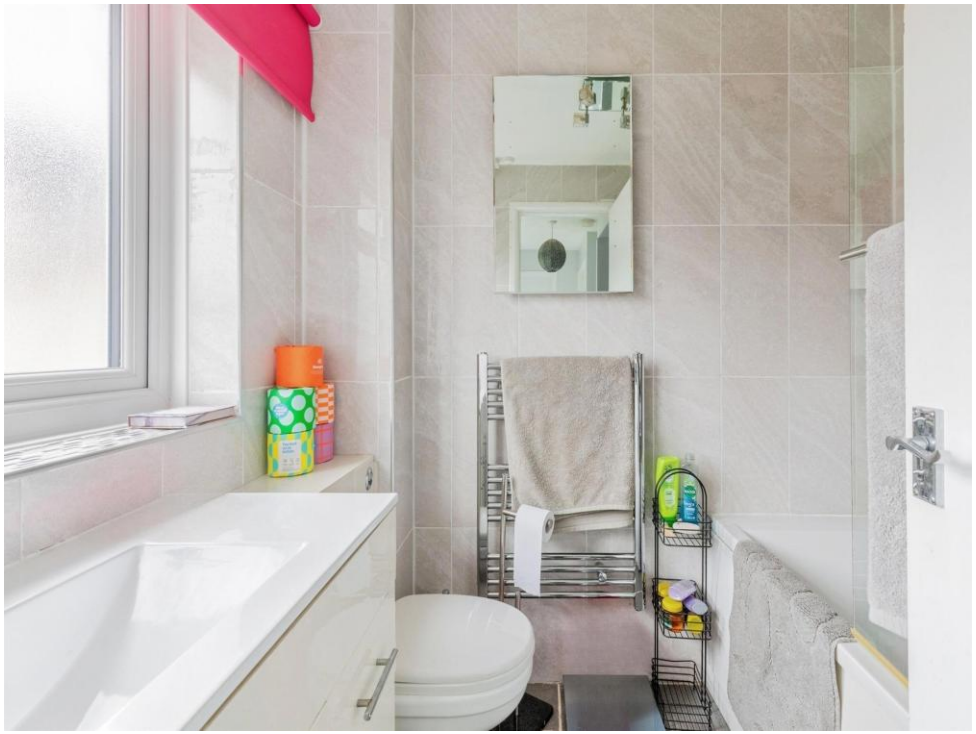
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







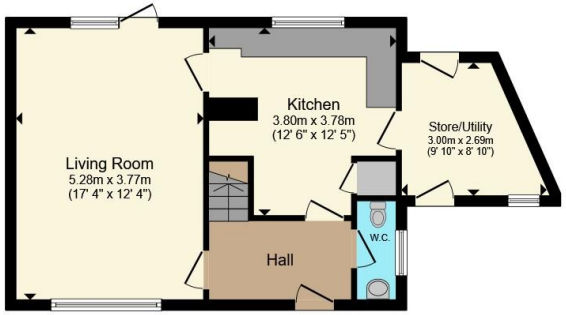




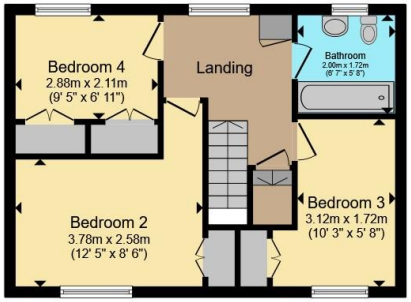








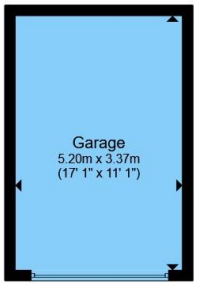
Ground Floor



First Floor



Second Floor



Garage

Total floor area 129.9 m² (1,398 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA312931

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.