

Peter Clarke



'Tomten', Lighthorne, Warwick, Warwickshire, CV35 0RU

£449,500

Boasting a somewhat secluded setting nestled within a tree lined location within the heart of this popular Warwickshire village, stands this detached family home which enjoys versatile accommodation throughout, whilst the property is surrounded by mature gardens and benefitting from parking and an enviable double garage located to one side.



APPROACH 'Tomten' is tucked away behind mature trees with access from Mountford Rise along a private shared driveway to 'Tomten', and just one further stone fronted residence opposite. The property is set back behind a double width driveway which extends to double garaging, lawned fore garden which extends to one side and a paved pathway leading to an open recessed porch and partially glazed door to the main accommodation.

RECEPTION HALL Having staircase with timber balustrade rising to the first floor, ceramic tiled flooring that extends through to:

GUEST CLOAKROOM Offering a low flush WC, wall mounted wash hand basin and single glazed window to one side.

SITTING ROOM The focal point of the room stands recessed

fireplace with raised hearth, windows offering dual aspect views, two wall light points and featured archway offering access to:

DINING ROOM Having window to one side, patio doors to rear garden area, two wall light points and access through to:

BREAKFAST KITCHEN Offering a range of traditional floor and wall mounted units with tall housing unit with built in microwave and oven, work surfacing with fitted sink unit with tiled splash back, window to rear, ceramic tiled flooring extending to an interconnecting door to:

UTILITY ROOM Having fitted wall and floor mounted units, roll

top work surfacing with single bowl sink. Window to side elevation, door to walk in pantry, wall mounted boiler and fire door to:

DOUBLE GARAGE Having glazed courtesy door to one side and a double width solid wood garage door.

FIRST FLOOR LANDING Door allowing access to airing cupboard and further doors leading off to:

BEDROOM ONE Benefitting from wardrobe/storage cupboard space to one side, dormer window to front elevation and access to:



EN SUITE Having floor to ceiling tiling to a white suite that comprises low flush WC, bidet, pedestal wash hand basin and recessed shower cubicle with white shower tray, frosted window to one side.

BEDROOM TWO Having fitted double wardrobe to one side, dormer window to the front elevation and access to storage cupboard to one side.

BEDROOM THREE Having dormer window offering views over the rear gardens.

BEDROOM FOUR A versatile room which could be a home office/study or a good sized single with dual aspect views and door to single wardrobe.

FAMILY BATHROOM Having a tile panelled bath with shower unit over, matching wall tiling extending to a low flush WC, vanity wash hand basin with useful cupboard beneath and frosted glazed window to rear.

MATURE GARDEN Offering an abundance of mature trees to the perimeter of the plot, with paved pathway and lawned garden areas.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is LPG gas, mains electricity and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.





COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band F**.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: **TBC**. A full copy of the EPC is available at the office if required.

DIRECTIONS: From the Fosseway take the left turn to Lighthorne village, opposite the Moreton Morrell turning. Proceed for approximately 2 miles and you will approach Lighthorne. As you proceed down the hill take the second turning on the right into Mountford Rise and immediately, whereupon the property can be found at the bottom on the left hand side

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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