



JULIE PHILPOT
RESIDENTIAL



Deer's Leap | Bishops Acre | Lighthorne | CV35 0FH

An exclusive and unique luxury modern home in a quiet yet convenient village setting. This beautiful property, individually designed and constructed in 2018 to a high specification benefits from many additional added extras and simply must be viewed to be fully appreciated. The property is stylish and contemporary with stunning open plan first floor living including vaulted ceilings and, balconies to the front and rear. This then ensures that the owner can enjoy large, light and airy rooms with delightful views. The principal bedrooms are located on the ground floor. Outside will be found the double garage, lovely garden with outdoor kitchen and a detached home office.

£1,295,000

- Stunning, Contemporary Modern Home
- Spacious Open Plan First Floor Living
- Ground Floor En-Suite Bedrooms
- Double Garage & Driveway Parking



PROPERTY DESCRIPTION & LOCATION

This fabulous home with its unique living provides plenty of space for couples and families alike. The present sellers have also improved the home further with the installation of an economic to run wood burner/stove, remote control fire to the lounge, blackout blinds and many window shutters. To the outside they have installed railings and remote control entrance gates to the frontage along with a professionally constructed outdoor kitchen, which is just perfect for outdoor dining and socialising. There is also a detached summerhouse/home office, ideal for those who have a working from home requirement.

The location is ideal, combining countryside living with glorious first floor countryside views to the front whilst affording the opportunity easy for commuting with the M40 being just a short drive away.

Access to Leamington Spa, Warwick, Stratford Upon Avon, The Cotswolds and Birmingham International airport are all easily accessible. The pretty village of Lighthome has a village pub, a variety of footpaths for walks, a Church and village hall.

GROUND FLOOR

ENTRANCE HALL

A spacious and welcoming entrance hall to the property having built in storage cupboards including the control panels for wifi system and heating systems. Internal doors lead off to all ground floor rooms.

MASTER BEDROOM

19' 0" x 13' 8" (5.79m x 4.17m)

A large master bedroom with plenty of room for a super-king size bed.

DRESSING ROOM

10' 2" x 8' 4" (3.1m x 2.54m)

Providing ample wardrobing space.

EN-SUITE

With large shower, vanity basin with storage drawer under, w.c., shaver point, complementary tiling, heated towel rail and wall mirror.

DOUBLE EN-SUITE BEDROOM TWO

17' 0" x 12' 4" (5.18m x 3.76m)

Located to the front of the house with dual aspect windows and window shutters. Door to:

EN-SUITE

Having a large shower enclosure, w.c., vanity wash basin with drawer under, shaver point, wall mirror and complementary tiling.

DOUBLE EN-SUITE BEDROOM THREE

14' 7" x 12' 5" (4.44m x 3.78m)

Located to the rear and enjoying garden views. Door to

EN-SUITE

Having large shower enclosure, w.c., vanity wash basin with drawer storage under, shaver point, wall mirror and complementary tiling.

DOUBLE BEDROOM FOUR OR HOME OFFICE

11' 3" x 10' 3" (3.43m x 3.12m)

Having French double doors providing garden access, a contemporary switchable glass internal door which can become dark or opaque as needed. This flexible room can be a fourth ground floor bedroom or a further reception room very much depending upon the owners needs.

BATHROOM

10' 2" x 9' 1" (3.1m x 2.77m)

With a panelled bath, large shower, w.c. and vanity wash basin. Heated towel rail and complementary tiling.

UTILITY ROOM

Having square Copla sink unit with quartz worktop, storage cupboards under and wall cupboards over. Space and plumbing for washing machine and tumble dryer. Personal entrance door to and from the rear garden.

CONTEMPORARY OAK AND GLASS STAIRCASE TO FIRST FLOOR

SPACIOUS OPEN PLAN FIRST FLOOR LIVING

33' 9" x 30' 6" (10.29m x 9.3m) Max 'L' Shaped room

KITCHEN

An individually designed bespoke kitchen with Silestone worktops, large central island unit, breakfast bar and extensive range of deep pan drawers, and further cupboard units. Integrated Siemens, AEG and Copla appliances to include halogen hob, 'pop up' extractor, full height fridge, freezer, wine fridge, dishwasher, wall oven and combination microwave oven. Vaulted ceiling and French double doors to the front balcony, perfect for morning coffee.





LOUNGE/DINING AREA

With vaulted ceiling, Hwam recently installed wood burning stove, ample space for dining room and living room furniture. French double doors to rear balcony enjoying afternoon and evening sun.

SEPARATE LOUNGE

17' 8" x 12' 6" (5.38m x 3.81m)

With vaulted ceiling, Juliet balcony and French double doors to the front balcony. Feature 'hole in wall' fireplace with remote control fire.

FIRST FLOOR DOUBLE BEDROOM

12' 6" x 10' 2" (3.81m x 3.1m)

Located to the rear of the house with garden views. This bedroom can also be used as a further reception room if so desired.

OUTSIDE

LARGE DOUBLE GARAGE & DRIVEWAY PARKING

20' 8" x 20' 8" (6.3m x 6.3m)

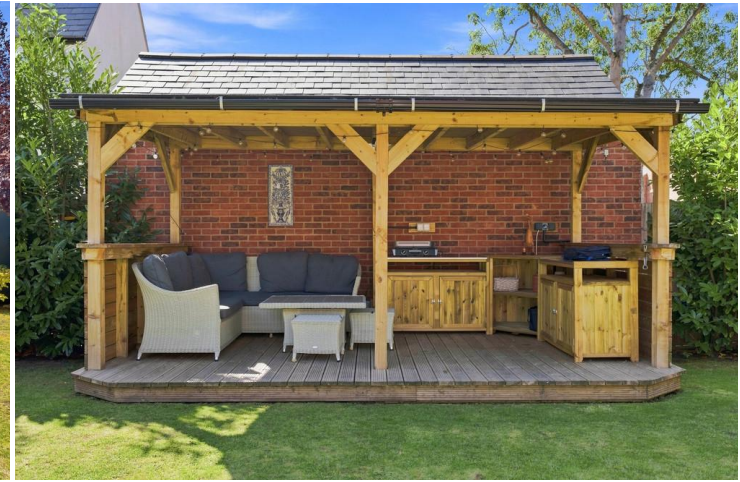
A larger than average size double garage with electric remote control up and over door, personal side entrance door, light, power and under eaves storage space. EV Charging point. Vaillant ground source heat pump. In front of the garage remote control gates provide access to the double width driveway providing parking for several vehicles.

GARDENS

The front of the property has railings forming the boundary with lawns. A gate at the side leads to the rear garden having been landscaped to provide outdoor space for couples and families alike with an area of lawn, patio, a superb outdoor kitchen and a detached garden studio which is currently used as the home office.

TENURE

The property is Freehold. Residents pay a yearly Service Charge which is approximately £400.00. The local developer manages the small development.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

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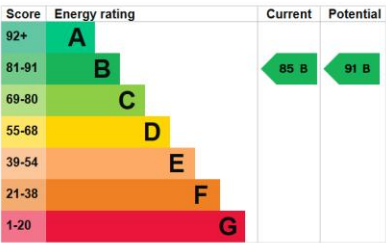
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60