

HARTS
AGENTS FOR FINE HOMES

Lakeside, Moreton Morrell Lane
Lighthorne, Warwick
CV35 0AR

Guide Price
£1,050,000


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An exquisite four-bedroom detached home, with an adjoining meadow, combining traditional stone architecture with contemporary living.

Offering spacious and stylish interiors, thoughtfully designed for modern family life.

Boasting three bathrooms including two ensuites, a separate lounge and study and a stunning open plan kitchen dining family room, this home provides the perfect balance of comfort, elegance, and practicality.

Located in the charming village of Lighthorne, this stunning four-bedroom detached home, built by Grevayne Properties with an additional meadow which will be fully instated, beautifully blends traditional stone architecture with modern living. Inside, spacious and stylish interiors are thoughtfully designed for modern family living. Featuring three bathrooms, including two ensuites, a separate lounge and study, plus a stunning open-plan kitchen, dining, and family room, this home perfectly balances comfort, elegance, and practicality.

Lighthorne is a delightful and peaceful village, renowned for its picturesque countryside and community spirit. It offers easy access to nearby towns and cities, all while maintaining a tranquil rural atmosphere. Local amenities include charming pubs, scenic walking trails, and excellent schools—making it an ideal choice for families and professionals alike. With strong transport links and a welcoming neighbourhood, Lighthorne offers a perfect lifestyle blend of countryside calm and modern convenience.

Step inside the home to find a warm and inviting atmosphere, beginning with a handy cloakroom and well-appointed study on the ground floor, ideal for working from home. The spacious living room is enhanced by double doors opening onto the landscaped terrace garden, creating seamless indoor-outdoor flow. A cozy log burner adds a touch of rustic charm and warmth, perfect for relaxing evenings.







The heart of the home is undoubtedly the breathtaking open plan kitchen dining family room. Designed with entertaining and family interaction in mind, this space features integrated high-quality appliances and an array of bespoke fittings. Ample natural light floods the room, highlighting the elegant design and providing a welcoming environment. Underfloor heating extends across the ground floor, ensuring warmth and efficiency throughout.

Adjacent to the kitchen, a convenient utility room offers practical storage and laundry facilities. Upstairs, four well-proportioned bedrooms provide generous accommodation. Two of the bedrooms are equipped with ensuite shower rooms, fitted with contemporary Roca sanitaryware and stylish Meryln shower screens and cubicles. The bathrooms and ensuites also benefit from underfloor heating and thermostatically controlled radiators, guaranteeing comfort in every season.

This meticulously crafted home is constructed from beautiful Cotswold stone, harmonising with the local architectural heritage comes with a 10 Year Premier Guarantee Warranty, commencing in December 2022, assuring peace of mind for years to come. Outside, the landscaped terrace garden provides an ideal space for alfresco dining and relaxation, complemented by a double parking barn for secure vehicle storage.

Combining a spectacular setting, high-end finishes, and thoughtful design, this Lighthorne property represents an exceptional opportunity for discerning buyers seeking a distinguished family home in the Warwickshire countryside. Don’t miss the chance to experience this wonderful blend of traditional charm and contemporary luxury.

Agents Note - Internal photos showing furniture are computer generated images and are for illustrative purposes only.







Sustainability & Efficiency of the property

The government have set a date of 2025 for housebuilding to look towards a zero carbon footprint. This is something which Grevayne Properties have taken seriously and as such have now for several years implemented sustainable construction methods. For instance we always install air source heat pump technology to both heat our houses and provide all hot water. This negates the use of fossil fuels and expensive deliveries of oil and coal. We use high levels of floor, wall and roof insulation to increase thermal efficiency. Each house has high performance double glazing throughout as well as an electric charging point installed as standard too to promote electric car usage.

Additional Information

Tenure: Freehold. Purchasers should check this before proceeding.

Services: We have been advised by the vendor there is mains water, electricity and mains drainage connected to the property with heating powered by an Air Source Heat Pump. However, this must be checked by your solicitor before the 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: TBC

Viewing: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

Money Laundering Regulations: Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.


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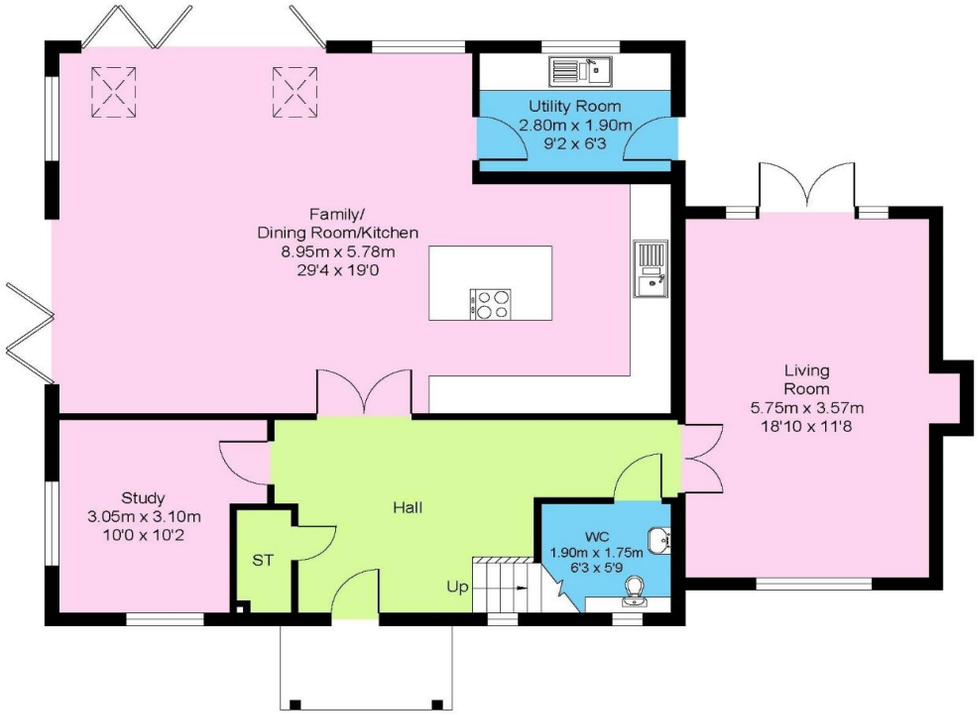

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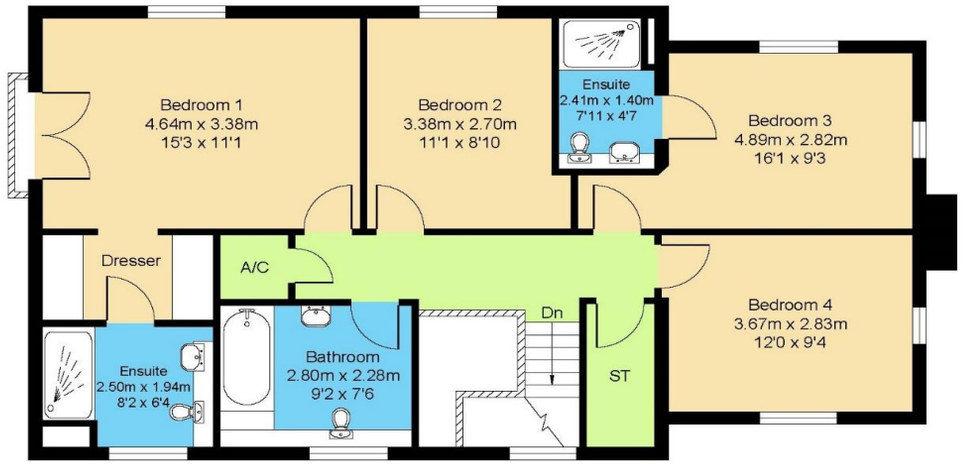


Main House Area 1996.59 square feet

Ground Floor



First Floor



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HARTS
AGENTS FOR FINE HOMES

86A High Street, Henley-in-Arden, Warwickshire B95 5BY
01564 791111
info@harts-homes.co.uk

rightmove
www.harts-homes.co.uk