



HR ESTATE AGENTS

4 Bedrooms

House

Guide Price

£475,000

Located in

Leamington Spa





Horton Drive

Leamington Spa | CV33 8AH



Rarely available and set on an exclusive private drive of just four residences within the prestigious Aston Grange Estate, this remarkable home embodies both elegance and contemporary comfort.

Horton Drive

£475,000 Freehold

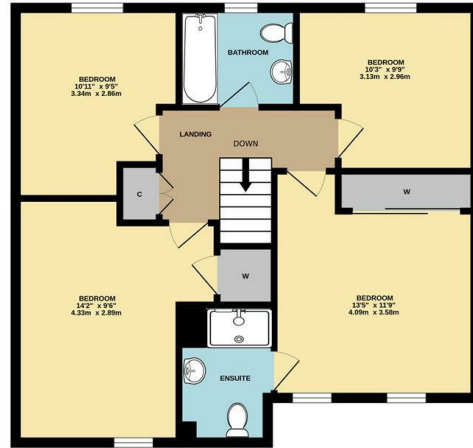


- Prestigious Aston Grange Estate
- Stunning open-plan kitchen, dining & family area with integrated appliances
- Master suite with en-suite and fitted wardrobes
- South-facing landscaped garden, perfect for entertaining
- M40 nearby, direct trains to London, Birmingham & Oxford
- Exclusive private drive with only four homes
- Four generous double bedrooms
- Detached oversized garage with power, lighting & sealed flooring
- 8 years NHBC warranty remaining with full snagging inspection
- Close to Leamington Spa, schools, parks & amenities

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band E

Local Authority

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Number Three Siskin Drive
Coventry
CV3 4FJ

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