



**Connells**

The Stables The Bull Ring  
Harbury Leamington Spa



## Property Description

Being attractively positioned on the fringe of Harbury village, this individually designed stable conversion situated within the grounds of the historic Harbury Hall, offers three bedroomed accommodation and is offered for sale with the benefit of no onward chain. In addition to the three bedrooms, the master bedroom benefits from an en suite shower room whilst there are two separate reception rooms and a bespoke breakfast kitchen. The front of the property is accessed via shared private courtyard paved parking area with enclosed garden. This is an excellent opportunity to purchase an individual home situated within a sought-after village.

### Location

Harbury lies approximately 7 miles south-east of Leamington Spa and around 4 miles from the nearby town of Southam. The village itself is well known for its community spirit and enjoys a range of amenities including a Church of England Primary School, Post Office and Village Stores, several public houses and a Doctors' Surgery. There are excellent local road links available to neighbouring towns and villages, notably Leamington Spa, Warwick, Stratford upon Avon and Banbury along with access to the M40 motorway at Gaydon. Regular rail links operate to London and Birmingham from Leamington Spa.

## Approach

Access via a private courtyard with parking for

multiple cars adjacent to the property. Path leading to front door.

## Conservatory

16' 4" x 9' 11" ( 4.98m x 3.02m )

UPVC and brick built construction with double glazed windows to all sides with double doors leading out to the rear garden. Wall lights and under floor heating with door to the kitchen.

## Breakfast Kitchen

14' 3" x 9' 8" ( 4.34m x 2.95m )

An attractive bespoke breakfast kitchen with a range of wall and base units with Belfast sink and mixer tap inset to solid wood worktops. A Range style gas cooker and extractor hood over, integrated dishwasher, washing machine and integrated fridge freezer. Double glazed window, Velux style windows, inset ceiling downlighters, central heating radiator and a stable style door leading in to the conservatory.

## Lounge/ Diner

18' 2" x 14' 8" ( 5.54m x 4.47m )

With a brick built fireplace housing a woodburner style gas fire, double glazed French doors to the front aspect, inset ceiling downlighters, central heating radiators, television aerial connection and Velux style windows.

## Hallway

Giving access to bedrooms and bathroom.

### Bedroom Three

10' 11" x 9' 10" ( 3.33m x 3.00m )

Double glazed windows to the front aspect, central heating radiator and access to loft space.

### Bedroom Two

10' 11" x 10' 2" ( 3.33m x 3.10m )

Double glazed window to the front aspect, Velux style window and central heating radiator.

### Bathroom

Contemporary fitted white suite comprising low level WC with push button flush, panel bath with centre mounted mixer tap, wall mounted wash hand basin with mixer tap, ceramic tiled splash back, central heating radiator and inset ceiling downlighters. A Velux style window.

### Bedroom One

13' 3" x 10' 6" ( 4.04m x 3.20m )

Built in wardrobe, double glazed windows to the front aspect and Velux style window. Central heating radiator and a door to en-suite.

### En-Suite

With white fittings comprising low level WC, pedestal wash hand basin, shower cubicle with mains fed shower with glazed door giving access and central heated towel rail.

### Rear Garden

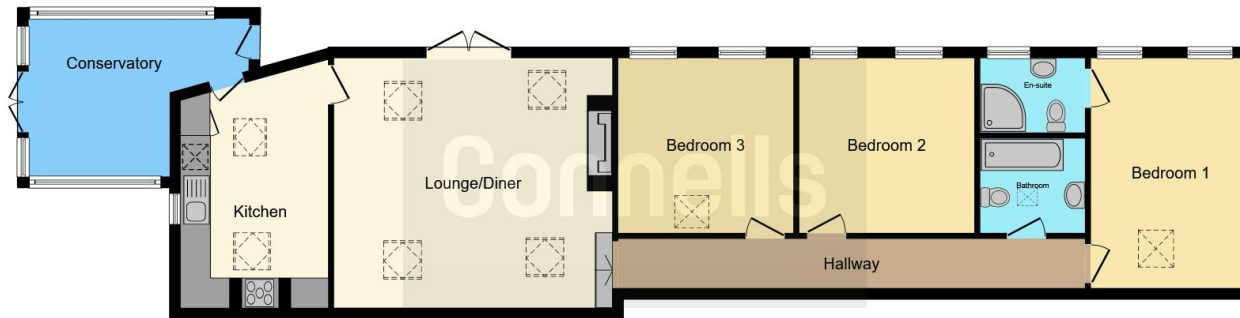
Private well maintained landscaped garden with mature shrubs and plants. There are two

paved patio areas and an artificial lawn. Countryside views.









**Floor Plan**

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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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