



KLEINMANN

PROPERTIES

Hillside, Harbury
Four Bedroom Detached Family Home
£449,950

Hillside presents an ideal opportunity for a four-bedroom detached house in much sought after Harbury village. This family home, situated in a popular location within the village, provides entrance porch, sitting/dining room, large conservatory, breakfast kitchen/utility, four bedrooms with ensuite to bedroom one and family bathroom. Outdoors there is a driveway with garage and parking and garden to the rear of property.

Ground Floor

Entrance Porch

A half-glazed door leads into entrance porch which is half glazed on all sides. There is tiled flooring a further half glazed front door to the entrance hall.

Entrance Hall

The entrance hall provides stairs to first floor landing and access to the sitting/dining room. There are telephone and internet points available.

Sitting Room 16' 2" x 15' 8" (4.93 x 4.78)

With coal effect gas fire with wood surround and marble hearth and back. The ceiling has elegant coving and wall and ceiling lighting and TV aerial point. A bay window provides outlook to the front aspect. An understairs cupboard provides good storage and doorway leads through to the kitchen.

Dining Room 10' 1 x 8' 6" (3.07 x 2.58)

An archway leads through to the dining area where the coving continues through with further ceiling lighting. Sliding patio doors give access to the conservatory.

Conservatory 13' 3" x 13' 1" (4.03 x 4.00)

The conservatory is spacious with central ceiling light and fan. There is tiled flooring, TV aerial point and half glazed door out to rear garden.



Breakfast Kitchen 10' 9" x 9' 11" (3.27 x 3.03)

With a selection of oak cabinets, integrated fridge/freezer, four-way gas hob, double oven, complementing worktops and tiled splashbacks. There is a white 1.5 sink with drainer and mixer tap with outlook to rear garden, vinyl floor covering and ample space for a dining table.

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Utility 5' 2" x 4' 4" (1.58 x 1.32)

An archway leads through to the utility where there is a stainless-steel sink with drainer and mixer tap over and window with outlook to garden. A half-glazed door leads out to the side of the property and rear garden.

Cloakroom

With low level, wall hung wash hand basin with tiled splash back, vinyl floor covering and light fitting to ceiling. There is also a cloak area for coats.

**First Floor
Landing**

The loft space is accessible from the landing which is boarded and insulated.

Bedroom One 17' x 12' 7" (5.18 x 3.83)

Benefiting from integrated double wardrobes, wall and ceiling lighting and TV point. The outlook is to the front aspect.



Ensuite

With enclosed shower cubicle, low level WC, wash hand basin on pedestal, tiled splashbacks, and frosted window.

Bedroom Two 10' x 9' 5" (3.06 x 2.88)

With split windows to the front aspect and pendant light fitting.

Bedroom Three 11' 3" x 11' 1" (3.43 x 3.39)

With outlook to rear garden and pendant light fitting.

Bedroom Four 9' 5" x 8' 2" (2.88 x 2.48)

With outlook to rear garden and pendant light fitting.

Bathroom

With bathroom suite comprising bath with shower over, wash hand basin on pedestal, low level WC and central light fitting.

Outdoors

At the front of the property there is a garage and driveway with parking and garden alongside. This is mainly laid to lawn with planted borders.

Gated access from the side of the property leads to the side door of the utility and to the rear garden. The garden has a patio to conservatory area and steps to raised garden which is laid to lawn with planted borders. There is also a Cherry tree and garden shed.



Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa, the village offers excellent facilities including village stores, milkshed, post office, doctors' surgery, library, and chemist along with a choice of public house. The village hall offers various entertainment including film viewings. There are various clubs and activities to take up, including rugby, tennis, and amateur dramatics. The village has a primary school and pre-school facilities.

Harbury is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. Rail links to London Marylebone run from Royal Leamington Spa and Banbury stations. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range of state, private and grammar schools.

All room measurements are for guidance only.

Council Tax - Band F

Viewing - Is highly recommended and must be viewed to appreciate the property in its entirety. Viewings are strictly by appointment.





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