



Percival Drive, Harbury  
Four Bedroom Detached Family Home  
£585,000



**KLEINMANN**  
PROPERTIES

An excellent opportunity to own a four-bedroom detached family home in a sought after location within Harbury village. This property provides ample spacious accommodation, comprising entrance porch, sitting/dining room, snug/office, breakfast kitchen, utility, four double bedrooms with shower to bedroom one, en-suite to bedroom two and family bathroom. Outdoors there is a driveway with garage and parking, garden alongside and rear garden.

### **Ground Floor** **Entrance Hall**

With ceramic tiled flooring, ceiling lighting, stairs to first floor landing and incorporating cloakroom.

### **Cloakroom**

With low level WC, inset wash hand basin with storage cupboard beneath, ceiling light fitting, extractor and vinyl floor covering.

### **Extended Open Plan Sitting/Dining Room 18'4" x 10' 8"** **(5.58 x 3.24)**

An open fire with marble back and hearth and wooden surround offers a focal point to sitting room. There is coving to ceiling with two four way light fittings, TV and telephone points and outlook to front aspect. The dining room has laminate flooring, down lights to ceiling, wall lighting and door with windows either side leads out to the rear garden.

### **Family Room/Office 11' 1" x 8' 10"** (3.37 x 2.70)

Providing an additional space ideal for a ground floor office space or separate lounge area. The room provides a lovely bay window with outlook to front aspect, central light fitting, coving to ceiling and laminate flooring.





### **Breakfast Kitchen 18' 3" x 9' 8" (5.57 x 2.94)**

Extended kitchen with a selection of maple cupboards with under cabinet lighting and complementary worktops. Integrated appliances include Zanussi four way hob and oven with extractor over and there is space for dishwasher, fridge/freezer. There is a four way light fitting and a 1.5 stainless steel sink with drainer and mixer tap, down lights to ceilings, ceramic tiled flooring and skylights providing additional natural daylight.

### **Utility 10' 5' x 5' 6" (3.18 x 1.68)**

Providing a cloak area, a stainless steel sink with tiled splashbacks and storage cupboard beneath. There is space for washing machine and dryer and the ceramic tiled flooring follows through from the kitchen. Down lights to ceiling provide the lighting and a door leads out to rear garden.



### **First Floor Landing**

White spindle staircase leads to first floor landing where there is a good sized storage cupboard and further storage in cupboard housing hot water tank. There is ceiling lighting, sun pipe and access to loft which is mostly boarded.

### **Bedroom One 15' 9" x 10' 5" (4.79 x 3.18)**

Situated in the extended area this large bedroom has windows either side of the room. There is wood flooring, down lights to ceiling, additional wall lighting, and overbed lighting. There is an integrated double wardrobe, large shower cubicle and is en-suite to family bathroom.

### **Bedroom Two 11' 2" x 10' 11" (3.40 x 3.34)**

With integrated double wardrobe, central pendant light fitting and outlook to front aspect.

### **Ensuite**

With shower cubicle, wash hand basin on pedestal, low level WC, heated towel rail, shaving point and vinyl flooring.

### **Bedroom Three 10' 6" x 8' 11" (3.19 x 2.71)**

With integrated double wardrobe and bay window to front aspect.

### **Bedroom Four 9' 9" x 9' 0" (2.98 x 2.74)**

With integrated double wardrobe, central pendant light fitting and outlook to rear garden.

### **Family Bathroom**

With white bathroom suite with bath, fully tiled over; low level WC, wash hand basin on pedestal with tiled splash backs, ceiling lighting and additional sun pipe. There is a heated towel rail, shaving point and vinyl flooring.

### **Outdoors**

On approach to the property there is a driveway with parking for several vehicles to extended garage with additional access door. The garden alongside footpath to front door is mainly laid to lawn.

The garden to the rear of the property is mainly laid to lawn with patio, garden shed and log store. There is additional access to garage which provides overhead storage.



## **Garage 17' 5" x 12' 3" (5.32 x 3.74)**

The extended garage provides traditional up and over garage door with additional door alongside. There is overhead storage and further doorway leading out to the rear garden.

## **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.

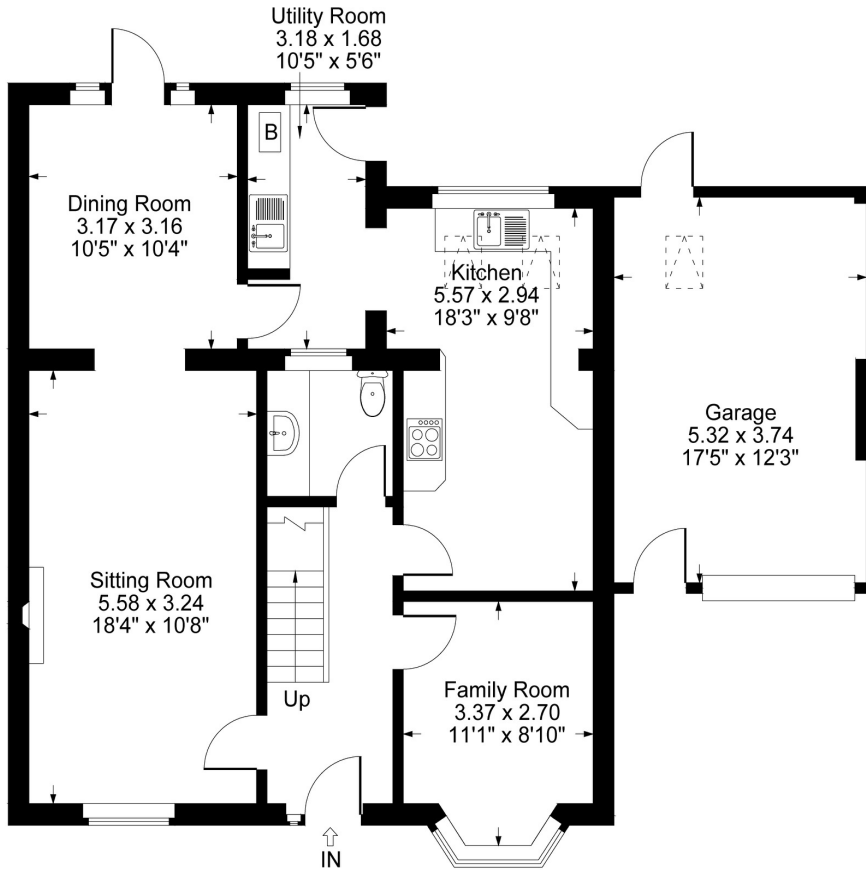
Harbury is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. Rail links to London Marylebone run from Royal Leamington Spa and Banbury stations. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range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

All room measurements are for guidance only.

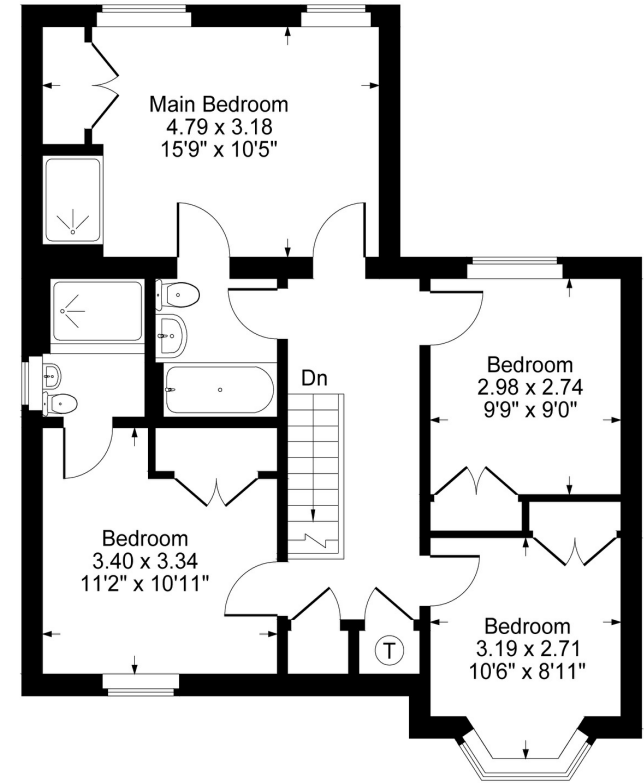
**Council Tax - Band E**

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





Ground Floor



First Floor

Approximate Gross Internal Area = 138.51 sq m / 1491 sq ft

Garage = 19.09 sq m / 205 sq ft

Total Area = 157.60 sq m / 1696 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Kleinmann Properties 3 Bull Ring Business Centre Church Terrace Harbury CV33 9HL  
Tel: 01926 612463/07973 818404