



South Parade, Harbury  
Four Bedroom Detached Cottage  
£655,000



Southview Cottage is a versatile four bedroom stone and brick built cottage situated in the very heart of highly regarded Harbury village. This property offers separate self-contained accommodation enabling independent living within the family home, comprising entrance hall, living/dining room, breakfast kitchen, further sitting room, second kitchen, ground floor bedroom with en-suite wet room and second entrance hall. To the first floor there are three further bedrooms and family bathroom. There is a driveway with parking for several vehicles and a good-sized rear garden with patio and workshop/shed.

### **Ground Floor Entrance Hall**

With two upvc windows to front and side aspects, radiator, telephone point and half glazed oak door leading through to:

### **Living/Dining Room 26' 8" x 11' 5" extending to 12' 7" in dining (8.15 x 3.48 to 3.84 m)**

Having open fire with stone back and hearth and wooden mantelpiece. There are two windows to the front and side aspects, timber flooring, down lights to ceiling and additional wall lighting. There are two radiators, TV point and a further window in the dining area to the front aspect. Two oak panel doors, with satin chrome handles provide access to the sitting room and breakfast kitchen.

### **Kitchen 12' 8" x 12' 8" (3.86 x 3.86)**

With a selection of oak finish cabinets and complementing worktops, integrated double electric oven, five ring gas hob with extractor over and spaces for dishwasher, washing machine, dryer and American style fridge/freezer. There is a Franke 1.5 sink with drainer, tiled splashbacks and window over with outlook to garden patio. The island is movable, and there is ceramic tiled flooring, down lights to ceiling and telephone point. There are two ladders and a stable door leads out to the patio and rear garden.



## Cloakroom

With low level WC, corner wash hand basin, frosted window, radiator, heated towel rail and floor tiles follow through from the kitchen.

## Flexible Living Accommodation

The door from the dining room leads through to the sitting room in the extended part of the property providing independent living accommodation with its own front door and accommodates wheelchair use.

## Entrance Hall

With storage cupboard, cloak area and door to:

## Open Plan Sitting Room/kitchen

### Sitting Room 11' 6" x 12' 7" (3.51 x 3.84)

With exposed stone wall, French doors leading out to patio and rear garden. Radiator, down lights to ceiling and additional corner pendant light, coving to ceiling and archway to kitchen.

### Kitchen 8' 11" x 6' 9" (2.72 x 2.06)

With a selection of timber cabinets with complementing worktops, a double electric oven with extractor over and four-way electric hob. There is a single stainless-steel sink with mixer tap and tiled splashbacks, paned windows to front aspect and space for washer, dryer, under counter fridge and there is a four way light fitting to ceiling.

## Bedroom Four

With French doors to patio and rear garden, coving to ceiling, down lights to ceiling, radiator and sliding door to ensuite.

## Wet Room

With low level WC, wall hung wash hand basin, large walk-in shower and is tiled throughout. There are down lights to ceiling, frosted glass paned windows to front aspect, radiator, heated towel radiator and shaving point.





## First Floor

### Landing

Stairs from living room lead up the first-floor landing where there is an airing cupboard housing water cylinder and down lights to ceiling.

### Bedroom One 14' 6" x 12' 8" x 9' 11 (4.42 x 3.86 x 3.02)

Having fitted wardrobes, reading lights, two windows to front aspect, down lights to ceiling and telephone point.

### Bedroom Two 11' x 12' (3.61 x 3.66)

Having fitted wardrobes, reading lights, down lights to ceiling, coving to ceiling and TV point.

### Bedroom Three 12' 8" x 7' 9" (3.86 x 2.36)

Having fitting wardrobes, down lights to ceiling, reading lights, TV and telephone points and large fully opening turn and tilt window.

### Bathroom

Having white bathroom suite with bath and rain shower over and additional standard shower. There is Karndean flooring, bath with shower, low level WC low, wash hand basin inset to vanity cupboard with chrome mixer over, down lights to ceiling, radiator, heated towel rail, and movement initiated plinth lighting during night hours.

### Outdoors

To the front of the property off road parking will accommodate several vehicles on driveway and there is gated access to the rear of the property.

The rear garden provides a paved patio area running across the rear of the property. Curved archways provide access to a well maintained garden, which is mainly laid to lawn with planted established borders. There is a further seating area and second patio and decking areas. The workshop/shed has power and lighting and there is an external power point and outdoor lighting.





## Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa and only three miles to junction 12 of the M40, the village offers excellent facilities including two small supermarkets, milkshed, post office, doctors' surgery, library and cafe, beauty & nail salon, hairdresser and chemist, along with a choice of public houses and a village club. The village hall is one of six community venues and offers various entertainment and events including the village show, local theatre performances and film viewings. There are over 10 sporting clubs and 25 community groups based in and around the village including rugby, tennis, football, cricket, scouts, guides and amateur dramatics. The village has a primary school (with before and after school care), a pre-school and a day nursery.

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 it is under an hour's journey to London from nearby Banbury station. 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

**EPC** – Band D

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







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