



Sheen Farmhouse Temple End Harbury
Four Bedroom Detached with Outbuildings
£725,000

Sheen Farmhouse is a detached stone built former farmhouse with detached brick-built outbuildings and is situated amidst similar character properties, presenting an ideal opportunity for a family home with potential for expansion. The farmhouse is well presented with no upward chain and offers accommodation over three floors. To the ground floor there is a living room, large kitchen/dining room, leading through to the conservatory which opens out to the rear garden. A separate doorway leads through to a boot room with adjacent cloakroom. There are two bedrooms and family bathroom to first floor, the main bedroom having an en-suite, and two further bedrooms to the second floor with an additional cloakroom. Outdoors there is parking for approximately six vehicles with three outbuildings running alongside and a separate utility/laundry room. The south facing rear garden is well maintained with shrubs and planted borders.



On approach, the property is constructed in stone and brick with window shutters to the front aspect and period front door and door furniture. To the side of the property are timber gates and a second set of steel construction gates through to the car park where there is access to the outbuildings and gated access to the rear garden and rear of the property.

Ground Floor

Access from the front door leads through to the entrance hall where there is stone flooring, access to the living room and kitchen and stairs leading up to the first floor landing.





Living Room 19' x 12' 10'' (5.80 x 3.90)

A fully glazed door from the entrance hall provides entry to a beautifully presented living room with exposed beams and brick-built fireplace having inset shelving to the external wall of the fireplace. There is wood flooring, wall lighting, ceiling lights, and windows looking out to the front, rear, and side aspects of the property. Internal door provides under stair storage cupboard.

Kitchen/Dining Room 27' 7'' x 12' 2'' (8.41 x 3.70)

The kitchen is a lovely space for the family hub and provides an Aga, space for white goods, including dishwasher, integrated fridge/freezer, double oven, and four-way electric hob with extractor over. There is pull out storage, pantry, and breakfast bar with storage beneath and a double basin stainless steel sink with chrome mixer tap, tiled splash backs and window over with outlook to the front aspect. The flooring is tiled and timber framed double doors lead through to the conservatory. Further side door from the kitchen gives access to the boot room and cloakroom.



Conservatory 11' 6'' x 12' 2'' (3.50 x 3.70)

With tiled flooring continuing through from the kitchen, having a solid roof, is fully glazed and French doors lead out to rear garden.

Boot Room/Cloakroom

Door from kitchen to boot room, with storage cupboard and window over. Floor tiling continues through from kitchen and to adjoining cloakroom. Traditional timber door provides access to the rear garden, driveway, and outbuildings. The cloakroom provides a low-level WC, and wash hand basin inset on vanity unit.

First Floor

Stairs from entrance hall with wooden balustrade lead up to first floor landing where pendant light fittings provide the lighting and three separate landing windows provide natural daylight and outlook to rear garden.

Bedroom One 19' x 12' 10" (5.80 x 3.90)

Large double bedroom with laminate flooring, and beams running along the ceiling, two inbuilt double wardrobes with interior lighting. Two pendant light fittings provide the lighting and dual aspect windows give outlook to front and rear garden.



Ensuite 6' 3" x 8' 6" (1.90 x 2.60)

With white bathroom suite comprising bath, separate shower cubicle, wash hand basin on pedestal, with mirror and light over, is fully tiled, low-level WC and heated towel rail. Beam to ceiling and vinyl flooring.

Bedroom Two 10' 2" x 10' 5" (3.10 x 3.18)

Double room with outlook to front aspect, there is a pendant light fitting, beam to ceiling, integrated airing cupboard and under stair storage cupboard.

Bathroom 8' 7" x 6' (2.61 x 1.62)

With white suite comprising bath and rain shower over, low level WC, wash hand basin on pedestal, with mirror and light over and is fully tiled. There are down lights to ceiling and the flooring Vinyl flooring.



Stairs with wooden balustrade from landing to second floor landing, where there is beam and incorporates a storage cupboard and further cloakroom.



Second Floor

Bedroom Three 19' x 8' 10" (5.80 x 2.70)

With beams to ceiling, pendant light fitting, storage cupboard and window to side aspect.

Bedroom Four 19' x 10' 7" (5.80 x 3.22)

Having beams to ceiling, pendant light fitting, two velux windows and further window to side aspect of property. There is also access to loft.

Cloakroom

With low level WC, wash hand basin on pedestal, beam, towel rail with mirror over and velux window.



Outdoors

Timber gates to the side of the property provide access and parking for approximately six vehicles. Alongside the parking area there are three outbuildings and a newly refurbished utility room. The utility offers a double basin stainless steel sink and window over and there is a selection of storage cabinets, plumbing for washing machine and space for a tumble dryer. Opposite the outbuildings is a garden gate on patio to back door of the main house, conservatory, and rear garden. The garden is well maintained with established shrubs to borders and flowering plants.

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 with 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 F

EPC – Band D

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

Energy rating and score

This property's energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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.

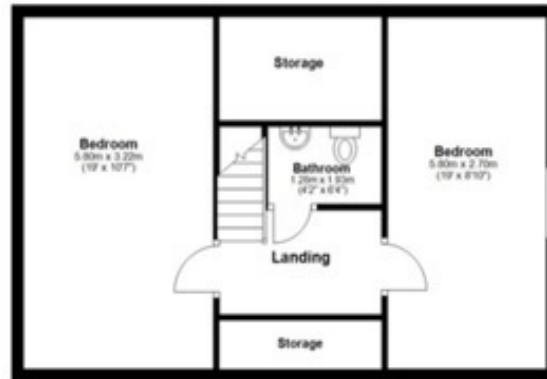
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Floorplan – Sheen Farmhouse, Temple End, Harbury, CV33 9NE

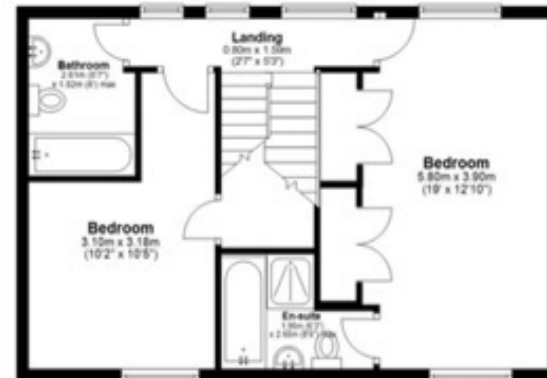
Second Floor

Approx. 51.5 sq. metres (553.8 sq. feet)



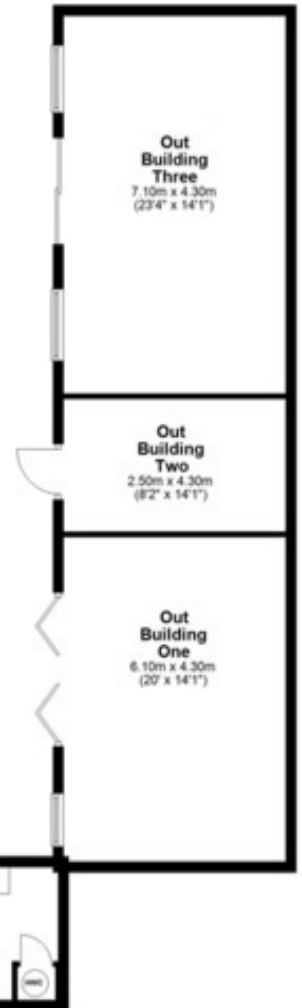
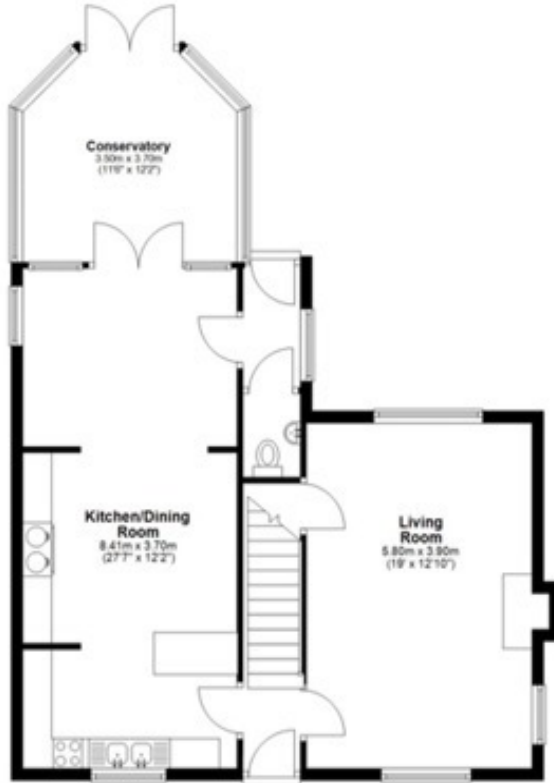
First Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



Ground Floor

Approx. 155.0 sq. metres (1688.2 sq. feet)



Total area: approx. 257.7 sq. metres (2774.1 sq. feet)



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