



KLEINMANN
PROPERTIES

Neale's Close Harbury
Four Bedroom Semi Detached
£525,000

Extended and well presented this four-bedroom property has much to offer by way of a family home. Situated on a corner plot in much sought after Harbury village with just a short walk to the village centre and all amenities. The ground floor provides open plan living space by way of a family room with bi-fold doors/dining room and kitchen with under floor heating. There is a separate sitting room/study, utility, and cloakroom whilst upstairs there are four bedrooms with en-suite to bedroom one and large family bathroom and oak veneer doors throughout.

Ground Floor Porch

Entry is via a composite front door with decorative glass panels and further glazed panels to the side aspects of the porch, tiled flooring, ceiling light, cloak area and fully glazed door with window panels either side to entrance hall.

Entrance Hall

With further cloak area, Karndean wood effect flooring, pendant light fitting, stairs to landing, glazed door to kitchen and incorporating cloakroom.

Cloakroom

With low level WC operated via Saniflo system, wash hand basin inset on vanity unit with cabinet beneath, downlight to ceiling and flooring continuing through from the entrance hall.





Sitting Room 17' 11" x 9' 6" (5.47 m x 2.90 m)

With open fire set on marble and granite surround and hearth, Oak flooring, two three-way light fittings to either end with additional wall lighting, TV point and window with outlook to front aspect. Fully glazed folding doors lead through to the family room.

Family/Kitchen/Dining Room 30' 7" x 26' 11" (9.32 m x 8.19 m)

Family Area/Dining Area

A lovely space for relaxing and bringing the family together. The bi-fold doors open to the rear garden and give a lovely outlook, whilst bringing the outdoors in. There is further decorative window above and the Karndean flooring continues through from the entrance hall and benefits from under floor heating. There are velux windows adding to natural daylight, down lights to ceiling, decorative light fitting and TV point.



Kitchen

A selection of Ash kitchen cabinets, with slimline chrome handles and complementing worktops. There is an inset 1.5 stainless steel sink with drainer and tiled splash backs, double oven, five-way gas hob with extractor over, space for dishwasher and full-size fridge/freezer and an additional under counter integrated fridge. There are two four-way chrome light fittings and slate tiled flooring.

Utility

Converted from some of the garage space, with a selection of grey shelved cabinets for additional storage and complementing wood effect worktops. There is space for washer, dryer, under counter freezer/fridge, down lights to ceiling, and slate tiled flooring following through from the kitchen.

First Floor Landing

With access to loft, the majority of which is boarded providing a huge storage space. There is a four-way chrome light fitting to ceiling and incorporating cupboard housing Megaflow water system and further airing cupboard housing Baxi boiler.

Family Bathroom

With white suite comprising bath with chrome mixer tap and tiled over, double sized free-standing walk-in shower cubicle with rain shower, low level WC inset with on vanity unit, wash hand basin with chrome mixer tap, inset on vanity unit with grey worktop and shelving over. There is a selection of storage cabinets, down lights to ceiling and Karndean floor tiles, shaving point, and heated towel rail.

Bedroom One 15' 3" x 10' 9" (4.65 m x 3.28 m)

Having two integrated double wardrobes with down lights over, blinds to window, pendant light fitting and outlook to front aspect.

En-suite

Having walk in double shower cubicle with rain shower and standard shower, low level WC, wash hand basin inset on vanity unit and mirrored cabinet over. There are down lights, to ceiling, Karndean floor tiles, heated towel rail and shaving point.





Bedroom Two 12' x 8' 5" (3.65 m x 2.57 m)

With pendant light fitting, roller blind to large window with side openers and outlook to rear garden.

Bedroom Three 12' 7" x 12' (3.83 m x 3.66 m)

With pendant light fitting, roller blind to window and outlook to front aspect.

Bedroom Four 12' x 7' 4" (3.66 m x 2.23 m)

With pendant light fitting, space for wardrobe, fitted corner shelving and outlook to front aspect.

Outdoors

The rear garden has a sandstone patio to bi-fold doors and is fully paved around the side of property. The garden is mainly laid to lawn with planted borders and established shrubs. There is a further raised patio with garden shed and brick-built coal scuttle and space for greenhouse. There are external power sockets, outside tap, and gated access to front of property.

To the front of the property there is a driveway with access to the garage, and stone pathway running alongside to the gate. There is a raised lawn with planted established borders.



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.

Internet: Full fibre broadband connected through Swish fibre with dedicated Cat4 internet cabling, installed to each bedroom and multiple points throughout living areas, all linking to a central hub in the utility room and loft.

All room measurements are for guidance only.

Council Tax - Band E

EPC – Band C

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 C. 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

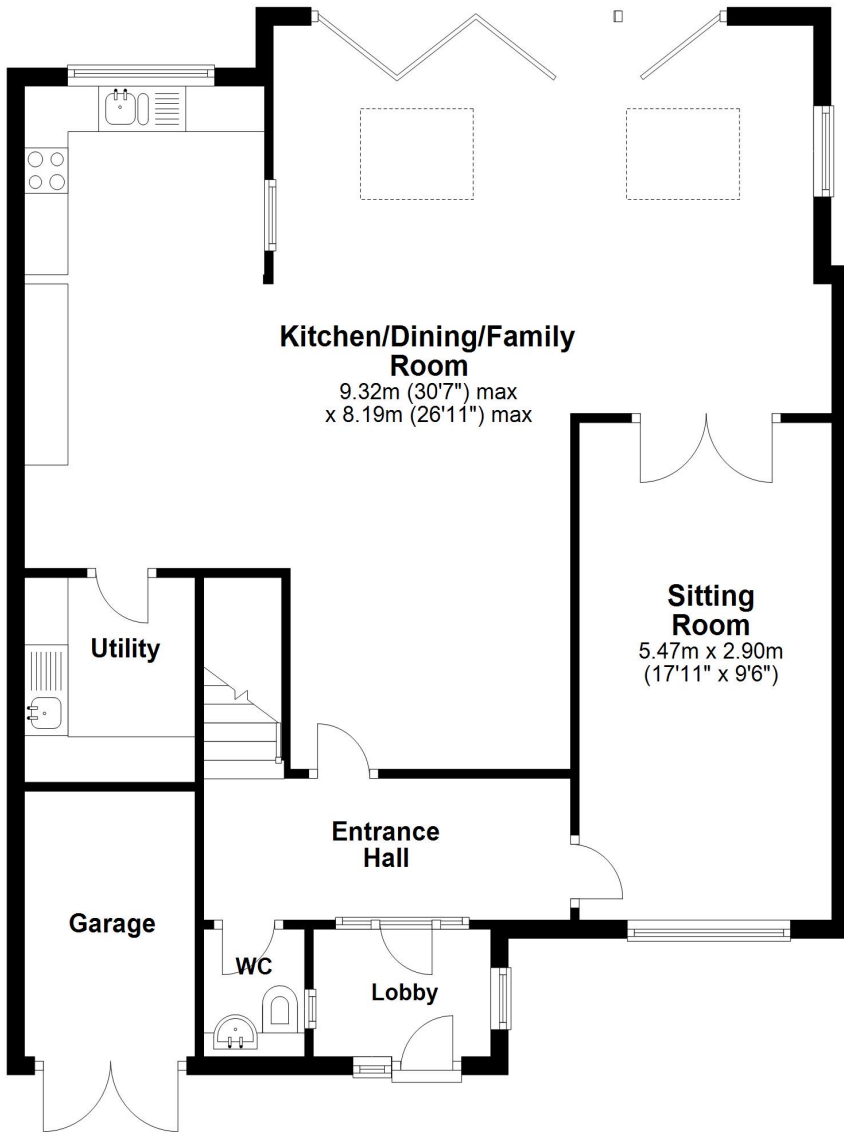
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

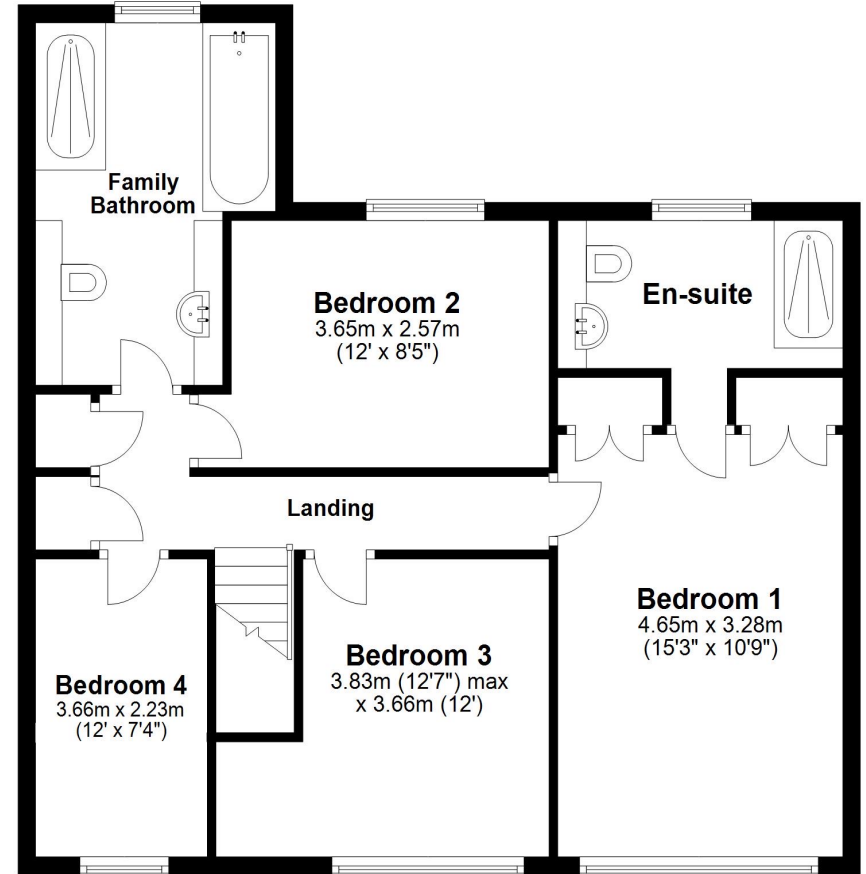
Ground Floor

Approx. 96.8 sq. metres (1041.9 sq. feet)



First Floor

Approx. 70.1 sq. metres (755.0 sq. feet)



Total area: approx. 166.9 sq. metres (1796.9 sq. feet)

Any measurements on this plan are for display purposes only
Plan produced using PlotPlan



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