



- Mid Terraced
- Two Bedrooms
- Kitchen/Diner
- Annex
- Rear Garden
- Additional Garden/Vegetable Plot
- Short Walk to village Centre
- Great Location for rail and link roads

A well-presented two bed terraced cottage just a short walk to centre of Harbury village and amenities. The cottage provides porch, lounge, dining room, kitchen and utility to the ground floor and two bedrooms and bathroom to the first floor. Outdoors there is a garden to the front of the property and rear of the property where there is also a separate annex, providing an additional bedroom/office. There is also an additional garden providing the opportunity to grow your own or to just enjoy the surroundings.

Ground Floor

On approach to the property there is a gated walled garden with pathway leading to front porch.

Porch

A half-glazed porch with shelving and tiled flooring.

Lounge 11' 11" x 11' 3" (3.62 x 3.43)

With beamed ceiling, multi fuel Stovax Stockton 5 mf wood burner set on a stone hearth. The flooring has original black and red floor tiles, there is a pendant light fitting and outlook is to the front aspect.

Dining Room - 11' 3" x 10' 8" (3.42 m x 3.25 m)

Dining room with black tiled flooring. There is a dog leg staircase to first floor landing and the understair storage cupboards provide good storage. There is a pendant light fitting and archway through to the kitchen.

Kitchen - 11' 1" x 7' 1" (3.38 m x 2.17 m)

Fitted with a selection of cabinets with chrome door furniture. There is a 1.5 Stainless steel sink with mixer tap, integrated oven with four way gas hob and extractor above. There are down lights to ceiling, ceramic floor tiles and door to utility.





Conservatory/Utility - 8' 7" x 4' 6" (2.62 x 1.36)

With tiled flooring and housing Potterton gas fired boiler. The flooring is tiled and a further doorway leads out to the rear garden.

First Floor

Bedroom One 11' 11" x 11' 3" (3.64 x 3.43)

With timber flooring, pendant light fitting and access to roof space. Outlook is to the front aspect of the property.

Bedroom Two - 11' 1" x 7' 2" (3.39 m x 2.19 m)

With timber flooring, three way light fitting and outlook to rear garden.

Bathroom - 6' 8" x 6' 4" (2.04 x 1.94)

An attractive white bathroom suite comprising bath with shower over, wash hand basin inset to vanity cupboard, having mixer tap inset in marble. There is a low-level WC with concealed cistern and push button flush, travertine wall tiling, timber flooring, heated towel rail and Velux window.

Outdoors

Annex Bedroom - 10' 11" x 8' 4" (3.32 x 2.54)

This annex is an ideal guestroom, studio or office which offers timber flooring and en-suite WC with wash hand basin, a Triton water heater, separate storage cupboard and heater.

Front Garden

On approach to the property there is walled garden and gateway with footpath to the porch. There is a planted garden to the side of the footpath.

Rear Garden

The rear garden is mainly laid to lawn with established borders and leads to the annex.



Additional Garden

A further shared pathway leads to a delightful secluded private garden area, which has ample space for a vegetable plot. There is shed and patio area.

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. Sporting clubs in the village include 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.

Council Tax Band C

Viewings: 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		90 B
69-80	C	74 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



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