



Spring Cottage is a spacious two bedroom cottage set in highly regarded Harbury village. The property provides living room, kitchen, snug and bathroom to the ground floor, two bedrooms to the first floor and enclosed garden to the rear of the property.

Ground Floor

Entrance Hall

There is gated access and covered entrance to the front door and entrance hall where there is a pendant light fitting and access to snug and living room.

Living Room 12' 6" x 12' (3.80 x 3.66)

Double doors from the entrance hall lead through to a spacious lounge where there are low level windows with openers either side with outlook to the enclosed rear garden. To one side of the room there is a stone built open fire set in the recess with shelf over. There are two three way ceiling lights and wall lighting to either side of the room. There is a TV point and stairs to the first floor with under stair storage cupboard having fully glazed door.

Snug/Office/Garden 12' 6" x 5' 7" (3.80 x 1.70)

The Snug provides an additional space to meet your needs and would make an ideal room for relaxation, office or garden room. French doors with further windows either side, open out to the rear garden. There is a pendant light fitting and laminate flooring.

Kitchen 9' 10" x 6' 7" (3.0 x 2.0)

Having a selection of wood effect cabinets, including glazed cabinets with under cabinet lighting and complementing worktops. There is a stainless steel sink with drainer, mixer taps, tiled splashbacks, and space for four way gas hob, washing machine, full height fridge/freezer, oven and dishwasher. The flooring is linoleum and there is an additional glazed light to ceiling.





Bathroom 7' 3" x 4' 3" (2.20 x 1.30)

A doorway from the kitchen leads through to a small corridor and further doorway to bathroom where there is a white bathroom suite comprising, bath with shower over and tiles to wall, wash hand basin on pedestal with separate hot and cold chrome taps, tiled splashbacks and low level WC. There is a frosted glass window to front aspect, light pulley and linoleum flooring.

First Floor Landing

Stairs from living room have a turn at start and lead up to the first floor where there is access to loft and lighting. A left turn will take you bedroom one and a turn to the right bedroom two.

Bedroom One 11' 6" x 9' 10" (3.50 x 3.01)

Bedroom one faces to the front aspect and provides integrated double wardrobes with corner cabinet, coving to ceiling, TV point, pendant light fitting and benefits from the morning sun.

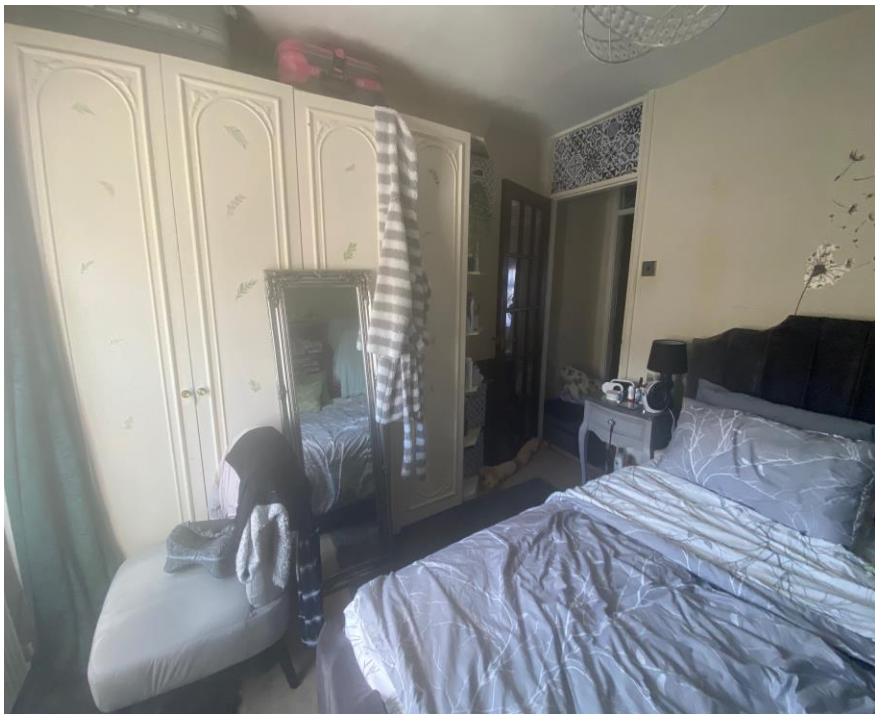
Bedroom Two 11' 6" x 6' 6" (3.50 x 1.98)

With outlook to the rear aspect capturing the evening sun, TV point and five way light fitting.

Outdoors

Gated covered access leads to the front door and rear of the property where there is parking.

The rear garden is enclosed and has gated access to the car park and French doors to the Snug.



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 B
EPC Rating E

Viewings: Strictly by Appointment



Energy rating and score

This property's energy rating is E. 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		82 B
69-80	C		
55-68	D		
39-54	E	42 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

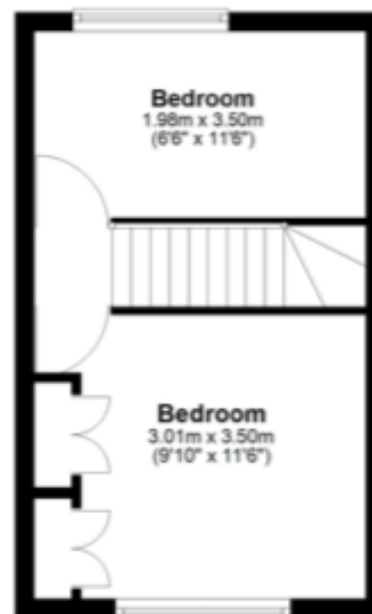
Ground Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



First Floor

Approx. 21.0 sq. metres (226.1 sq. feet)



Total area: approx. 53.9 sq. metres (580.4 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No Liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced using PlanUp.

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