



Church View Crown Street Harbury CV33 9HE
Three Bedroom Detached Bungalow
Offers Over £550,000



KLEINMANN
PROPERTIES

With no upward chain If you are looking for a spacious bungalow with potential, look no further. Church View is a lovely spacious bungalow set in a beautiful location surrounded by picturesque properties. With potential for extension the property provides living room, large kitchen/dining room, separate utility and pantry, three bedrooms with ensuite to main bedroom, bathroom and garage. There is a walled driveway with planted flowering border and a lovely garden to the rear of the property and must be viewed to be appreciated.

Utility 7' 2" x 6' 3" (2.19 x 1.90)

Having inset Belfast sink with chrome mixer tap into a hardwood worktop and storage cupboards beneath and tiled splashbacks. There is a window over with outlook to rear garden and quarry tiled flooring. Opposite is cloak area, with a central light fitting and access to second loft.

Pantry 7' 2" x 3' 11" (2.19 x 1.20)

A separate door from the utility leads into the pantry, which has shelving to one side a space for a full size fridge/freezer opposite. There is a window between with a tiled sill to the front aspect and tiled flooring following on through from the utility.

Kitchen/Dining Room 20' 4" x 10' 6" (6.20 x 3.20)

Kitchen

A sliding door from the utility leads through to the open plan kitchen/dining room. The kitchen is fitted with Henley Style oak effect cabinets with complementing worktops with free standing double oven with four way gas hob, extractor over and tiled splash backs. Opposite there are further cabinets with corner display and matching worktops, a 1.5 stainless steel sink with drainer and mixer tap, tiled splashbacks, and window to front aspect with tiled sill. There are downlights to ceiling and brick effect floor tiles.





Dining

Having a lovely bay window to front aspect with window seat, and ample space for a large dining table. There is laminate flooring, central light fitting and additional wall lighting. Double doors featuring large glass panels frames in oak panels with chrome furniture lead through to the living room.

Living Room 16' 5" x 14' 9" (5.0 x 4.50)

Capturing the morning sun the living room is a bright and airy room with sliding doors to garden patio. There is a coal effect gas fire on a stone hearth, with stone back and mantelpiece. Lighting is ample with a three way light fitting to centre and additional wall lighting to either side of the fireplace and further two walls. There are two T points and ample power supplies throughout the room.



Hall to Bedrooms

Door from living room leads to hallway and storage cupboard with double doors and overhead storage and a further storage cupboard housing a British Gas boiler. A pendant light fitting is central to ceiling and there is access to all bedrooms and bathroom. A fully glazed door leads out the garden patio area.

Bedroom One 11' 10" x 11' 10" (3.60 x 3.60)

Having two integrated double wardrobes with overhead storage, dual aspect windows with wood sills and outlook to rear garden, TV point, telephone point and central pendant light fitting.

Ensuite

Having fully tiled double shower cubicle with sliding door, wash hand basin on vanity unit with mixer tap and light over, low level WC with frosted glass window over. Glass wall hung cabinet, chrome toilet roll holder and towel rail and further chrome towel ring. The bathroom is fully tiled with anti-slip flooring.

Bedroom Two 13' 1" x 9' 10" (4.00 x 3.00)

With integrated double wardrobe and overhead storage, outlook to rear garden and pendant light fitting.

Bedroom Three 11' 10" x 9' 10" (3.60 x 3.00)

Central pendant light fitting, outlook to rear garden and access to loft.

Bathroom 5' 3" x 4' 3" (1.60 x 1.30)

Fully tiled bathroom with shower cubicle, wash hand basin on pedestal with separate hot and cold taps, and low level WC, frosted window, chrome accessories and anti-slip flooring.

Outdoors

On approach to the property there is a driveway with parking and wrought iron gate to an arched brick built enclosed walkway with central light fitting. Leading to half glazed front door, and separate doorways for side entrance to garage and rear garden.

The rear garden is mainly laid to lawn with established borders to one side and footpath dividing the garden and further shrubs alongside. There are two garden sheds, and summer house which are well secluded. A patio runs alongside the living room doors and is an ideal spot for a coffee in the morning sun. The patio runs right across to the boundary and side of the house where it meets the start of the lawn and there is an outside tap and access to enclosed porch and front door.





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.

It 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.

All room measurements are for guidance only.

Council Tax - Band E

EPC Rating - D

Viewing - Is highly recommended and strictly by appointment.



Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

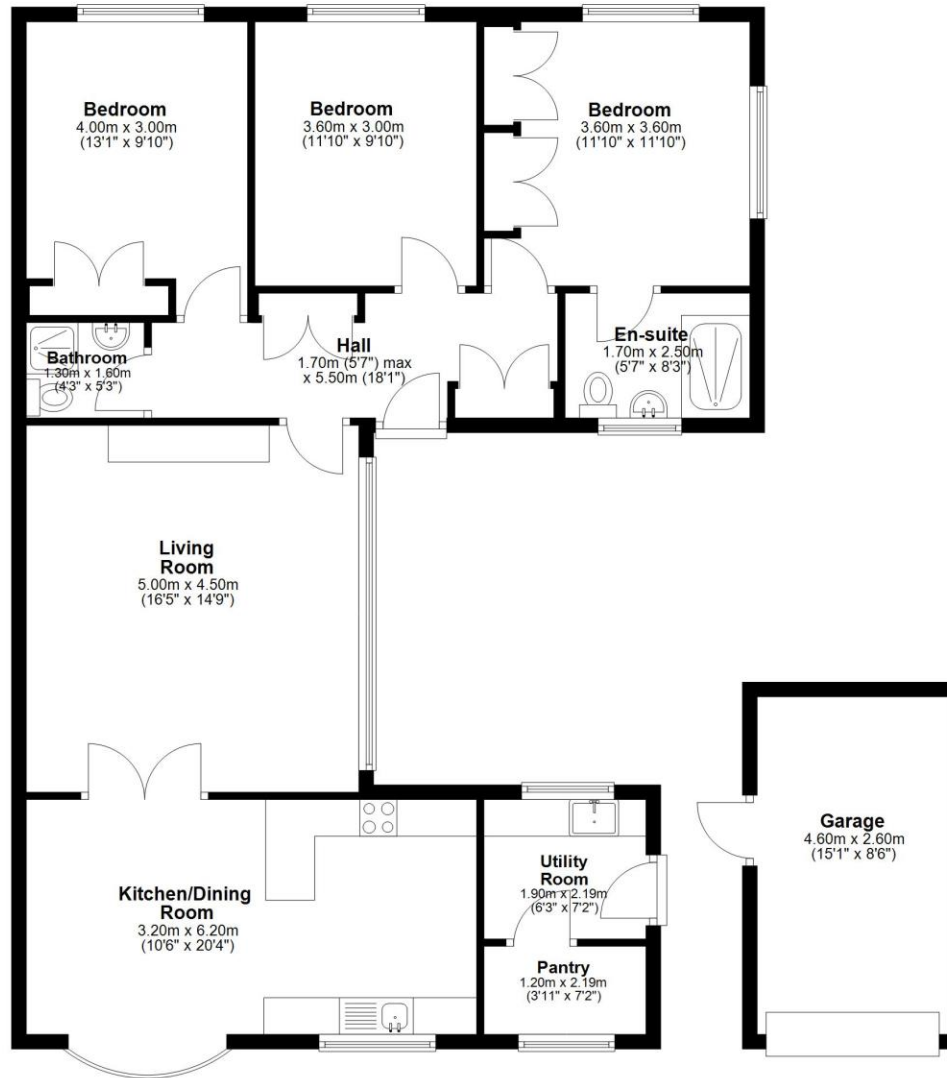
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Ground Floor

Approx. 115.8 sq. metres (1246.1 sq. feet)



Total area: approx. 115.8 sq. metres (1246.1 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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