



Ashdown Vicarage Lane Harbury CV33 9HA
Four Bedroom Character Property
£945,000



KLEINMANN
PROPERTIES

Ashdown House is a beautifully presented four-bedroom character property, circa 1600s. Grade II listed, the property, originally a farmhouse supplying milk to residents, boasts period features including original beams, and French oak internal doors with latch openers; and is combined with a contemporary kitchen and utility. Outdoors, the rear garden is bursting with perennial blooms and shrubs with a large double garage and driveway alongside, providing parking for a large caravan or boat and several vehicles. There is an Inglenook fireplace to the dining room and further feature fireplace in the lounge, and gas central heating throughout.

On approach, the property stands proud in Harbury stone with oak lintels across the windows and oak front door providing access to:

Ground Floor

Entrance Hall

With cloak area and leading through to lounge and dining room.

Lounge 16' 6" x 16' 2" (5.04 x 4.92)

The lounge is full of character features of its time with exposed beams running across the white ceiling and stone built fireplace with coal effect gas fire sitting on a deep complementing stone hearth. Alongside the fireplace are a selection of inset cabinets providing housing for books, music system, and television. Opposite, a pine corner cabinet is ideal for glassware and occasion pieces. Dual aspect windows to front and side aspects, and French doors lead out to rear garden and patio.

Dining Room 16' 1" x 15' 8" (4.89 x 4.78)

The Inglenook fireplace creates a welcoming feel to the dining room, and it is easy to imagine Christmas gatherings and those special occasions here. Created with original stone walls with recess believed to be a niche for salt, and a beam runs the length of the fireplace. A coal effect gas fire sits on a complementing stone hearth. There are exposed beams running across the ceiling and central light fitting to the ceiling, along with additional wall lighting and lighting to the alcove. Dual aspect windows bring in natural daylight and look out to rear garden and a tiled sill is set to the window to the front aspect. Stairs are set in the corner of the room, leading up the first-floor landing.





Kitchen 16' 7" x 8' 5" (4.89 x 4.78)

Entering the kitchen, you will find a tailor-made bookcase inset to the wall and stepping through a Shaker style kitchen, with a selection of cream cabinets with complementing hardwood worktops and matt finished openers. A 1.5 stainless steel sink with mixer tap drainer and waste disposal is inset beneath the window to the front aspect. Integrated Siemens appliances include a five-gas burner and extractor over and stainless-steel splashback, double oven and microwave. Under cabinet appliance include a Zanussi fridge and Hotpoint freezer. A full height double pantry provides additional ample storage along with a corner display cabinet. There are ample power points and a breakfast bar with tiled splashback, exposed beams to ceiling and ceramic floor tiling, continuing through via an archway to the Utility room.



Utility 11' 8" x 11' 3" (3.56 x 3.43)

Having further cabinets and hardwood worktops matching to kitchen including full height storage and space for washing machine, tumble dryer, and dishwasher, double glazed window with tiled shelf and outlook to rear garden with Franke composite large sink with drainer and mixer tap beneath and access to the ground floor toilet alongside. There is a cloak area with, and half glazed stable door to rear garden.

Cloakroom

Having a low-level WC, with shelf and double-glazed window over and tiled flooring continuing through from the utility. The wash hand basin sits on vanity cupboard with chrome mixer and tiled splashbacks, a heated towel rail and down lights to ceiling.

First Floor

Landing

A doorway from the dining room provides two stairs up prior to a turn up to the first-floor landing where there are exposed beams, a storage cupboard and three windows with outlook to front aspect.

Bedroom Two 13' 1" x 11' 3" (4.00 x 3.42)

With exposed beams to ceiling, two light fittings to ceiling and wash hand basin inset to vanity cupboard beneath, mixer tap and tiled splashback. Dual aspect windows with outlook to rear garden and under stair cupboard provides storage in eaves.

Bedroom Three 13' 0" x 11' 5" (3.97 x 3.49)

With exposed beams and recessed lighting to ceiling, and pine integrated wardrobes with inset mirror provide a selection of hanging, shelving, and shoe storage and the window has outlook to rear garden.

Bedroom Four 16' 10" x 8' 6" (5.12 x 2.59)

With vaulted ceiling and incorporates airing cupboard housing new Vaillant boiler and hot water tank. Dual aspect windows provide outlook to front aspect and rear garden.

Bathroom

Having white suite comprising double shower with seat and Mira power shower and clear steam extractor, and light. There is a low-level WC, wash hand basin on vanity with cupboards beneath, with chrome mixer tap, and the walls are tiled to half height. There are exposed beams and recessed lighting to ceiling and the window is set to the rear garden. There is ceramic tiled flooring and a heated towel rail.





Second Floor

Bedroom One 23' 2" x 14' 7" (7.06 x 4.44)

Doorway from end of first floor landing leads to stairs up and turn on stairs to second floor main bedroom where an oak balustrade forms a balcony overlooking the stairway. Alongside sits the original chimneybreast formed from handmade bricks from a kiln and using local clay. This bedroom is a generous size and original beams form a stunning A frame with surrounding exposed beams to ceiling. Two separate windows look out to the rear garden and there are TV and telephone points.

En-Suite

With white bathroom suite comprising bath with chrome mixer tap and handheld shower, fully tiled shower cubicle with Mira shower, wash hand basin inset to vanity cupboard with storage beneath and complementing worktop, low level WC and integral mirrored cabinets over. Heated towel rail, connected to hot water system and can be warm all year round. There are exposed beams and down lights to ceiling and window with outlook to rear garden. Loft hatch provides access to water tank and there is storage cupboard to the eaves.

Outdoors

Door from utility leads out to a Himalayan stone patio and rear garden, where there is a selection of lighting including a Porch light, wall mounted lights and wall lights, along with external power points and BBQ area and water tap. The garden is mainly laid to lawn with a rose arch oversteps to lawn, whilst the borders are planted with perennials and established shrubs. The Gazebo looks out to capture the beauty of the garden and benefits from power and lighting.



A stone pathway from the patio leads through to driveway where there are two five bar gates to the boundary and brick driveway provides parking for several vehicles. A further gravelled drive provides additional space for boat/large caravan and storage area. The borders to are planted with established shrubs including Maple twisted hazel and Berberis adds a splash of colour to the external walls. Additional power supplies and outside tap are also present.

Dry Store 19' 5" x 6'0 (5.93 x 1.83)

The store provides additional space for a further freezer and store with overhead storage and power supply.

Garage 19' 5" x 18' 0" (5.91 x 5.49)

Double garage, providing additional power supplies and overhead storage with PVC window to external elevation.

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. 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.

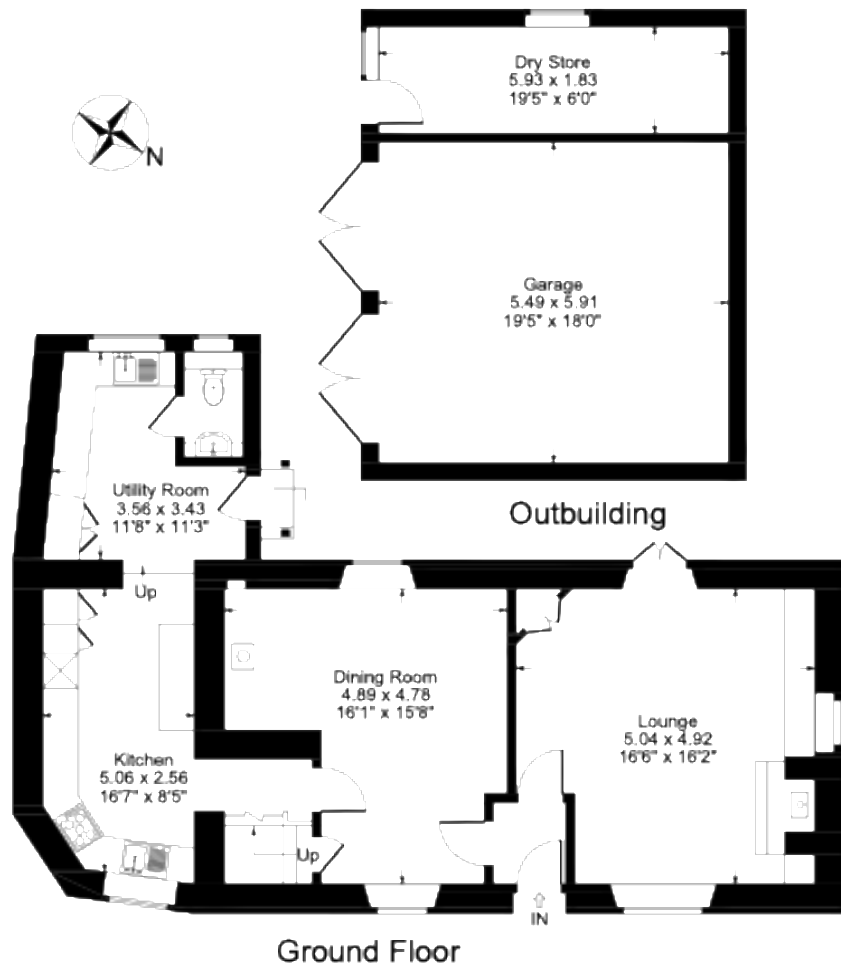
Harbury is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. Rail links to London Marylebone run from Royal Leamington Spa and it is under an hour's journey to London from nearby Banbury station. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range of state, private and grammar schools.

All room measurements are for guidance only.

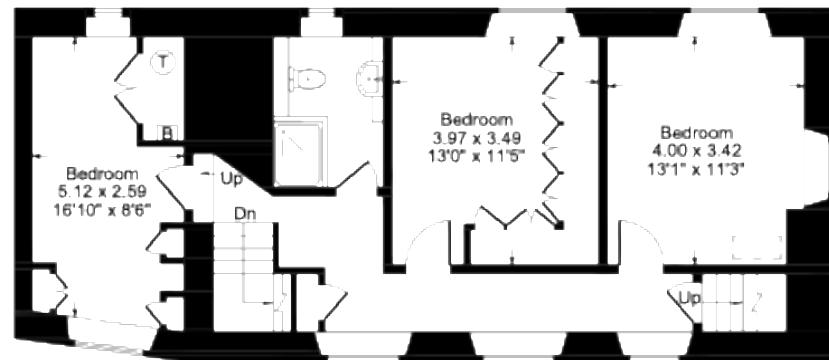
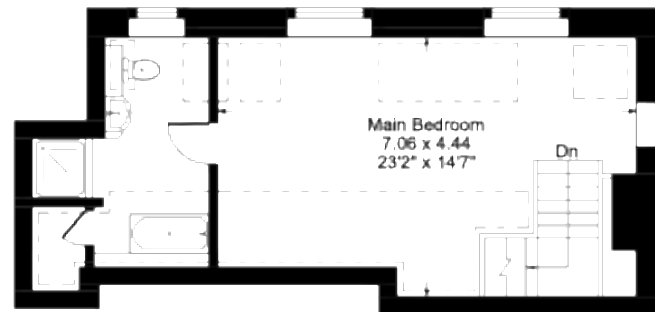
Council Tax - Band F

Viewing - Viewings are strictly by appointment.





Denotes restricted head height



First Floor

Approximate Gross Internal Area
 Ground Floor = 78.31 sq m / 843 sq ft
 First Floor = 65.47 sq m / 705 sq ft
 Second Floor = 40.38 sq m / 435 sq ft
 Outbuilding = 44.14 sq m / 475 sq ft
 Total Area = 228.3 sq m / 2458 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.