



Ridgley Way Harbury CV33 9HNS
Extended Two Bedroom Home
£390,000

This beautiful extended two bedroom home is offered in the first instance to local residents or to those with a Harbury connection for a marketing period of twelve weeks.

Double fronted and constructed in Harbury stone by Linfoot homes, this pretty semi detached property, benefits from an extended solid oak orangery creating additional living space to the ground floor. Additionally, the property provides entrance hall, living room, spacious cloakroom incorporating an under stair storage cupboard and spacious kitchen to the ground floor, and two bedrooms and family bathroom. The doors are hardwood with chrome furniture and the property also benefits from having a Dimplex air source heat pump system and would make an ideal home for first time buyers or those looking to downsize.

Entrance Hall 8' 2" x 6' 7" (2.50 x 2.00)

The entrance hall is centrally positioned and leads through to the living room, kitchen and cloakroom with stairs to the first floor landing. There is wood effect laminate flooring and a pendant light fitting.

Cloakroom 8' 2" x 6' 7" (2.50 x 2.00)

Having low level WC, Ronda corner wash hand basin with single lever mixer in chrome and Nimbus tiled splashback, frosted glass window, laminate flooring continuing through from entrance hall, and extractor. The Cloakroom also incorporates the under stair storage cupboard.





Living Room 16' 9" x 9' 10" (5.10 x 3.00)

The living room is bright and airy being dual aspect with windows to the front and French doors with further full length windows either side to the rear garden. A glazed log effect electric fire with oak effect mantel piece, makes a focal point for those dark winter evenings and has two integrated books shelves either side with storage beneath. There is coving to ceiling and pendant light fitting.

Kitchen/Dining Room 29' 10" x 13' 9" (9.10 x 4.20)

An elegant Shaker style kitchen in smooth Ivory with triangular under cabinet led lighting, and Duropal Antique Messina worktops. Integrated appliances include an eye level Neff fan assisted double oven, Zanussi ceramic hob, Beko fridge/freezer, Beko washer/dryer and Beko dishwasher. There is a 1½ bowl stainless steel sink with single drainer and chrome single lever mixer tap. The wood effect laminate flooring continues through from the entrance hall.

The extension forming the beautiful orangery provides the dining/family room and is created from a solid oak structural frame with oak timber supports, vaulted ceiling and large expanses of glass for walls creating a bright and airy space. The French doors lead out to the rear garden.

First Floor

Landing 12' 6" x 6' (3.80 x 1.84)

With storage cupboard, housing water system and window to rear garden.



Bedroom One 16' 9' x 10' (5.10 x 3.06)

A spacious room with integrated triple wardrobe, dual aspect window to front and rear of the property. There is coving to ceiling and pendant light fitting.

Bedroom Two 13' 2" x 9' 6" (4.01 x 2.91)

With integrated wardrobe with hanging and shelving, coving to ceiling, pendant light fitting and outlook to front aspect.

Bathroom 10' 3" x 6' 11" (3.12 x 2.10)

Having white bathroom suite comprising Eurowa pressed steel bath with twin chrome taps, pop up waste, and Thermostatic shower over. Ronda wash hand basin and low level WC. The bathroom is fully tiled with Madagascar Natural tiling to both ends and Jersey tiling to long wall. There is a heated towel rail and the flooring is Madagascar Natural tiling.

Outdoors

The property has an elegant look with established shrubs on approach and the rose bush, currently in full bloom adds vibrant colour. To the left the garden is mainly laid to lawn with a footpath running alongside to the front door and continues to the right, where there are further shrubs and the garage and driveway run alongside.

The rear garden is a good size and is mainly laid to lawn with a patio to the French doors running along to garage, where there is also access and garden shed at the bottom of the garden. (There is no gate to the front, please confirm).





Garage 17' 5" x 8' 3" (5.30 x 2.50)

With an up and over door (please confirm) and further doorway opening to the rear garden.

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 C

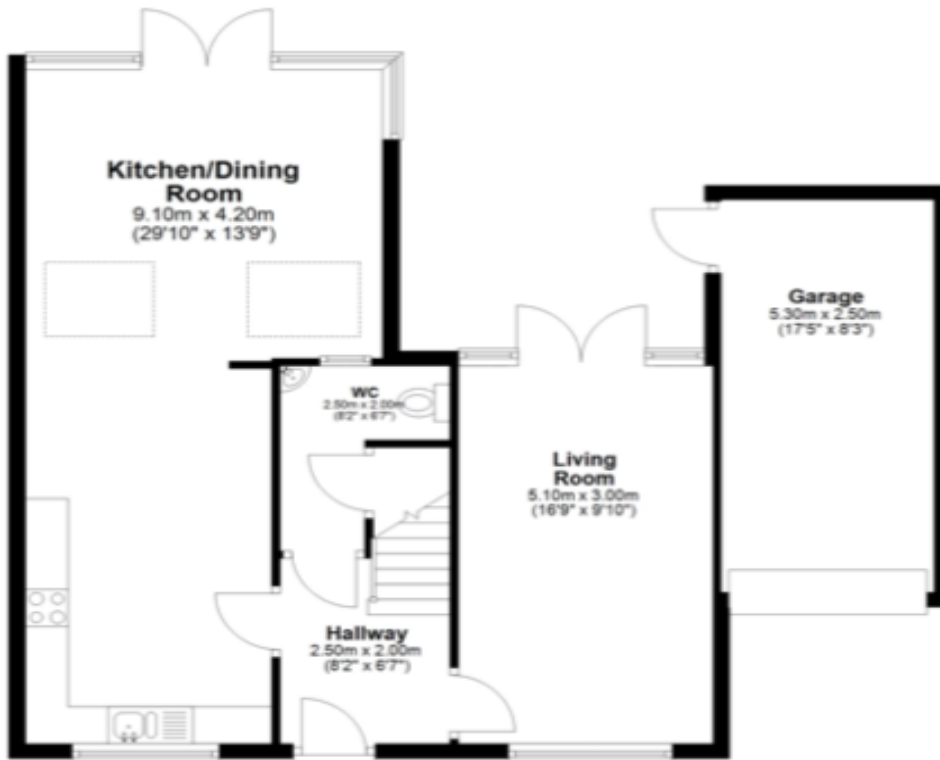
EPC – Band C



Viewing - Is highly recommended and must be viewed to appreciate the property in its entirety. Viewings are strictly by appointment.

Ground Floor

Approx. 71.7 sq. metres (771.4 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 113.0 sq. metres (1216.0 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.

2 Ridgley Way, Harbury