



Knights End

9 KNIGHTLOW WAY, HARBURY, LEAMINGTON SPA CV33 9NE

Craig Sharman
The **Leamington Spa** Property Expert







Knights End, Knightlow Way was built circa 1967 and sits in a great position within the rural village of Harbury. Under going extension and improvement in 2008. to become the home it is today offering flexible open living for all the family.

Accessed via a driveway giving parking for several vehicles. To the rear of the property are wonderful enclosed gardens.



Knights End offers flexible open plan living accommodation, along with private gardens to the rear. To the front of the property is ample parking for several vehicles.

Property at a glance

Detached Bungalow

Kitchen/Dining Room

3 Bedrooms

3 Bathrooms

Utility Room

Mature Gardens

Parking for at least 4 cars

3 Reception Rooms

EPC Rating – C



The Seller's View

“This has been a great home in the centre of the wonderful village of Harbury. Offering us great access to all the local amenities, from the Doctors Surgery, Post Office, Local shops to the Nature walks.

“The Open plan living offers real flexibility, whilst the rear garden is a fabulous retreat. Having a morning coffee on the patio or a family barbeque the garden offers so much”

For all the nature lovers being in the garden is a great place to observe so of the wonder s that the natural world has to offer.



Directions

From Leamington Spa town centre head south on A425 Southam Road, take the 3rd exit onto Fosse Way B4455 , continue for 1.7 miles and take the next left Middle road continue into Binswood End continue into Mill Street, turn left into Heber Drive and take the first left into Knightlow Way the sign and driveway to Knights End is immediately in front of you.

Services

Main water, gas and electric

Tenure

Freehold -

Local Authority & Tax Band

Warwick District Council
Riverside House, Milverton Hill, Leamington Spa
CV32 5HZ
www.warwickdc.gov.uk
Tel 01926 410410
Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent
Craig Sharman 07815 106622
Craig@ThePropertyExperts.co.uk

Amenties/Distances

Village Centre 0.2 miles
Primary Schools 0.0 miles
Leamington Spa Train Station (6.1) miles
Motorway links M40 Gaydon (3.2) miles
Birmingham Airport (28.6) miles
Nearest Town Leamington Spa (xx) miles
Leamington Bus Station (5.1) miles
Warwick University (15.2) miles
Warwick Hospital (7.8) miles



Ground Floor

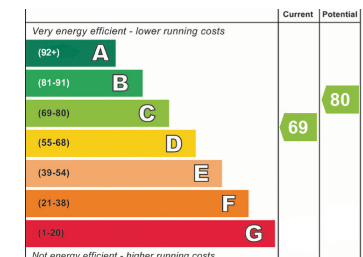
Floor area 143.3 sq.m. (1,542 sq.ft.) approx

Total floor area 143.3 sq.m. (1,542 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyRGX

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Leamington Spa

Royal Leamington Spa is a spa town and in Warwickshire, England. Originally a small village called Leamington Priors, it grew into a spa town in the 18th century following the popularisation of its water which was reputed to have medicinal qualities. In the 19th century, the town experienced one of the most rapid expansions in England. It is named after the River Leam, which flows through the town. The town contains especially fine ensembles of Regency architecture particularly in parts of The Parade, Clarendon Square and Lansdowne Circus. The town also contains several great parks, Jephson Gardens, the Royal Pump Room Gardens and Victoria Park

Although originally founded around its spa industry, Leamington today has developed into a centre for retail, and digital industries, which has gained it the moniker "silicon spa". In 2023 The Sunday Time named Leamington as the best place to live in the Midlands.



Harbury

Harbury is a village and civil parish in the Stratford-on-Avon district of Warwickshire, England. It is about 3 miles (5 km) west-southwest of Southam and about 5 miles (8 km) southeast of Royal Leamington Spa. The parish includes the hamlet of Deppers Bridge. The A425 road and the Chiltern Main Line pass through the parish just north of Harbury village. Junction 12 on the M40 motorway is about 3 miles (5 km) south of the village.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Craig was an absolute pleasure to deal with during our house move. He made a great impression when we first viewed and his friendly proactive approach continued throughout the process. Small things like sending us a text to move something along. This approach was a breath of fresh air. I can’t recommend him enough. I’d say we would use him again, but we don’t plan on moving :) His colleague Jess was also very personable and helpful. Helping to keep things moving and getting us complete within 7 week”.



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