



Hall Lane House  
Hall Lane | Harbury | Leamington Spa | Warwickshire | CV33 9HG



# STEP INSIDE

## Hall Lane House

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This immaculately presented detached home, nestled in the highly sought after rural village of Harbury offers a perfect blend of elegance and comfort. Boasting 4 bedrooms, this property is thoughtfully designed to provide versatile living spaces. The interior showcases meticulous attention to detail, with tasteful decor and high-quality finishes throughout. The property features a well-appointed kitchen, two bathrooms, and modern amenities including a utility room. Outside, there is driveway parking and low maintenance landscaped rear garden.

### Ground Floor

The style and charm of this immaculately presented home greets you straightaway as you enter. To the right the living room offers fantastic proportions, two sets of French doors to the garden and a wood burning stove. The study is a great multi-purpose room, currently a gym and office space. To the rear there is a further good sized sitting room with bi-folding doors on to the landscaped garden.

The stunning kitchen offers built in appliances and work surfaces. It boasts under-counter lighting, induction hob, hidden extractor fan, soft close cupboards and drawers, pull-out pantry units, Quooker touch activated mixer tap with boiling water and spray function, and oversized sink. The kitchen has a rear outlook on to the immaculately landscaped garden, plenty of natural light and bi-folding doors.

### First Floor

The first floor offers four bedrooms. It has a stunning fully tiled family bathroom. The Principal Bedroom has a superb dressing area with ample built in wardrobes and beautifully finished en-suite bathroom.























## Outside

The property offers an immaculately presented landscaped, low-maintenance rear garden. The garden features a large patio area plus predominantly lawn wrapping round the whole property. To the front there is driveway parking and direct access to the garage.







# LOCATION

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Harbury is located about five miles south-east of Leamington Spa and three miles south-west of Southam. The village remains one of the most popular villages in the area. It is a thriving village with a great sense of community and boasts a Church of England Primary School, Doctor's Surgery, three public houses, a Post Office, two general stores, a Chemist and a Hairdresser. There is a well-used Village Hall, an active church community, a community-run Library and Cafe, and a large number of vibrant and successful community groups. Village events such as the Carnival and the Bonfire all contribute to the sense of living in a real community. The local area is renowned for its excellent schooling, transport links and beautiful countryside. In 2003, Harbury won both the Warwickshire and Central Region rounds of the Village of the Year Competition and went on to represent the Central Region in the National competition – one of only six villages in England and Wales to do so. Since then the village has maintained its reputation as being one of the best communities in Warwickshire and continues to bring the concept of community spirit up-to-date into the 21st century.









## Services, Utilities & Property Information

Utilities - The property is understood to have mains water, drainage, electricity and the central heating is gas.

Mobile Phone Coverage – 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability - FTTC Superfast Fibre Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

Tenure – Freehold

Local Authority: Stratford District Council

Council Tax Band: G

### Directions

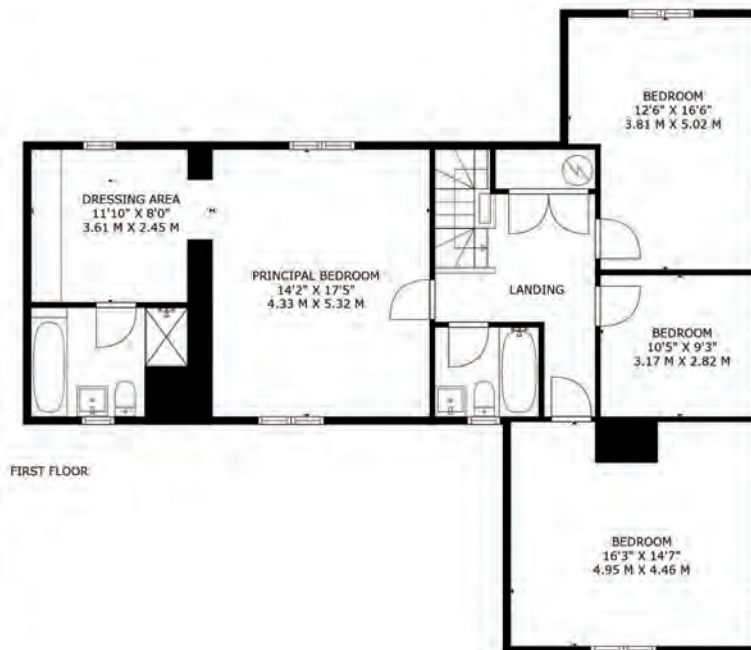
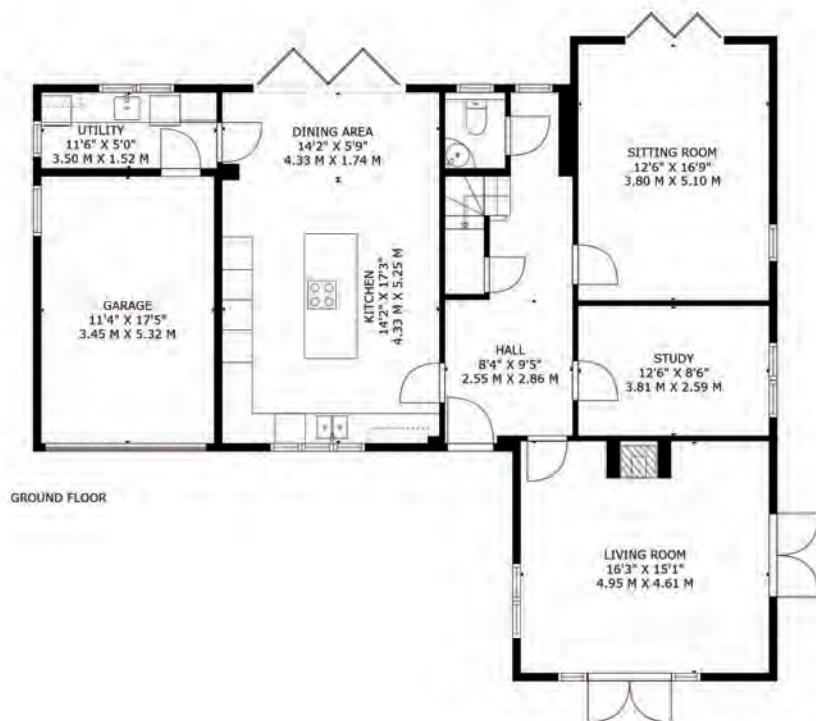
Postcode: CV33 9HG / what3words: ///sofas.alongside.outermost

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455 950







GROSS INTERNAL AREA: 2137 sq ft, 199 m<sup>2</sup>  
 LOW CEILINGS: 203 sq ft, 20 m<sup>2</sup>  
 GARAGE: 198 sq ft, 18 m<sup>2</sup>

**OVERALL TOTALS: 2538 sq ft, 237 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 31.05.2024







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*follow Fine & Country Leamington Spa on*



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