



## West End Cottage Mill Street, Harbury

Leamington Spa

In Excess of **£435,000**







## West End Cottage Mill Street

Harbury, Leamington Spa

Charming 3-bed 1800s character cottage in Harbury village with period features, modern kitchen, conservatory, landscaped garden, and parking. Ideal location with village amenities nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Semi-detached cottage
- Conservatory
- Character property
- Sought after village
- Countryside views
- Underfloor heating
- Study
- Shaker-style kitchen





### **Kitchen**

Beautiful Shaker-style kitchen with rear windows framing uninterrupted countryside views. Features include a stainless steel sink, hob, integrated oven and microwave, and cosy underfloor heating—combining classic charm with modern comfort.

### **Conservatory**

Light-filled conservatory with panoramic windows offering stunning views of the garden and open countryside. Enjoy year-round comfort with underfloor heating in this tranquil, versatile space.

### **Living room**

Charming and cosy living room with exposed beams, front-facing window, and a feature gas fire—perfect for relaxing evenings

### **Cloakroom**

Practical downstairs WC and utility space featuring a toilet, handbasin, washing machine and tumble dryer.

### **Lounge / Diner**

Welcoming lounge diner with exposed beams, a characterful Victorian stove, and front-facing windows. This inviting space serves as the main entrance to the home, with stairs leading to the first floor and ample room for both relaxing and dining.



### **Master Bedroom**

Spacious master bedroom with fitted wardrobes and a rear-facing window offering peaceful countryside views.

### **En-suite**

Well-appointed en suite featuring a shower, toilet, hand basin, bidet, and a skylight that fills the space with natural light.





### **Bedroom 2**

Generous double bedroom with front-facing windows, fitted wardrobe, and built-in overhead cupboards.

### **Bedroom 3**

Bright single bedroom with fitted wardrobe and dual-aspect windows to the front and side.

### **Study**

Versatile study with fitted wardrobes and a window to the side, offering a quiet space to work or relax.

### **Garden**

Beautifully landscaped rear garden with a paved area and gate providing views of the countryside.

### **DRIVEWAY**

1 Parking Space

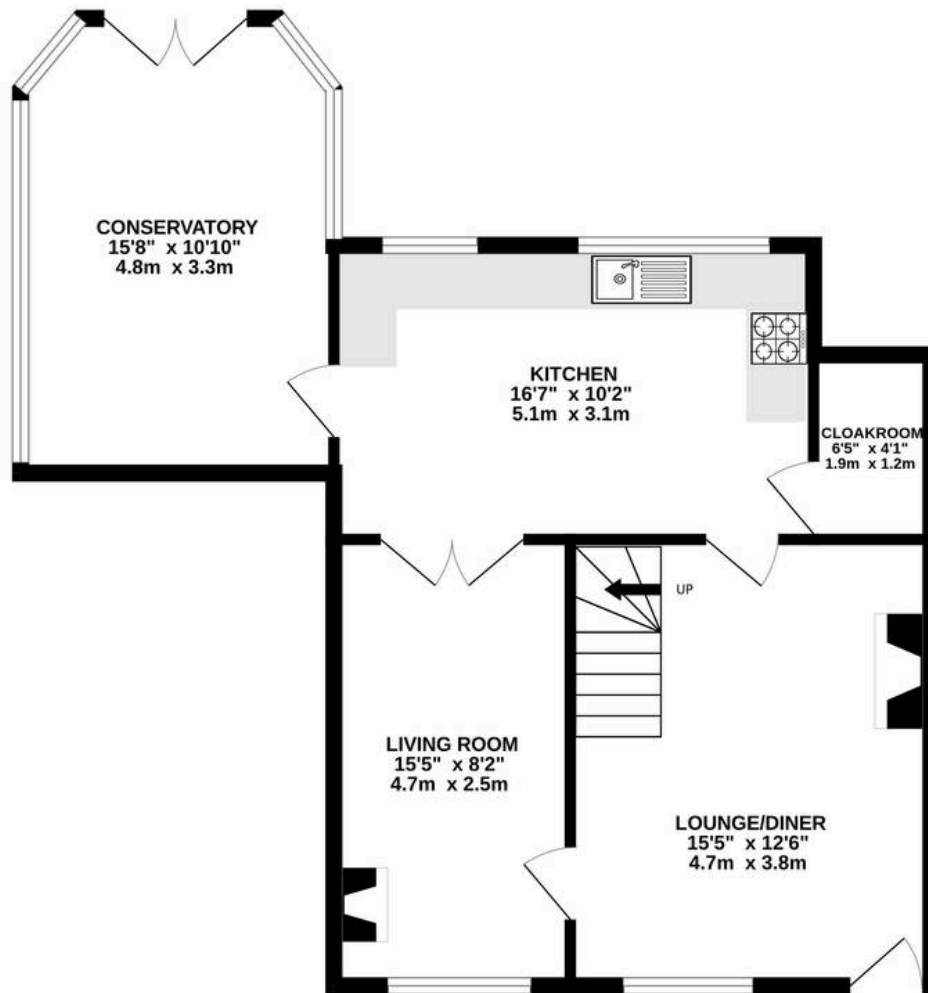
Gravel driveway with off-road parking for one car.



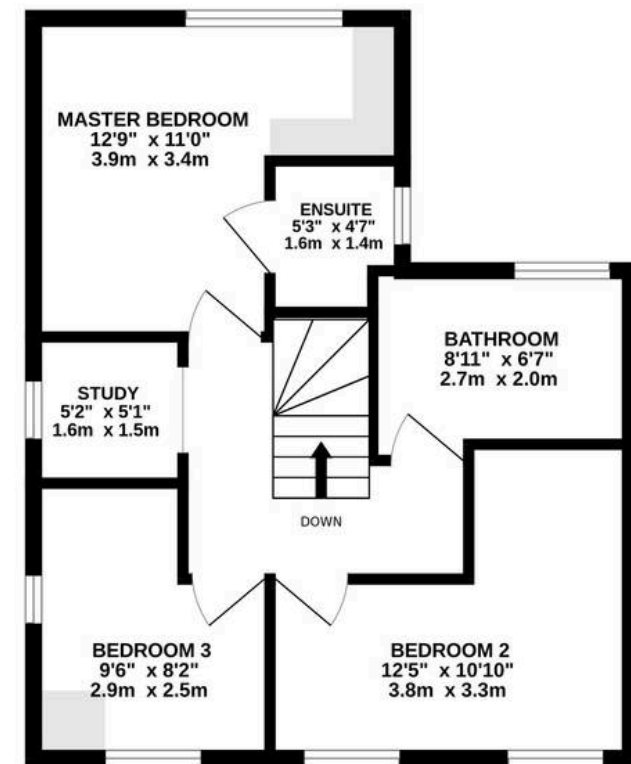




GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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