





# Farm Street Harbury Leamington Spa CV33 9LR

for sale offers over  
**£625,000**



## Property Description

Occupying a highly sought after and convenient location in the ever popular village of Harbury, this attractive detached home offers a wealth of generous and immaculate accommodation. Lovingly maintained and thoughtfully extended by the current owner, with accommodation beginning with a welcoming entrance hall, downstairs cloakroom, a spacious living room flowing through to the dining room, open plan dining kitchen and conservatory.

To the first floor there are four bedrooms, three with fitted wardrobe and the family bathroom.

Externally the property is approached via a private driveway providing off road parking for several cars whilst to the rear is an attractive private landscaped rear garden and additional stunning orchard.

This property is available for sale with no chain.

## Location

Harbury is situated about five miles south-east of Leamington Spa and three miles south-west of the market town of Southam. The village is a thriving and busy community which boasts a Church of England primary school, a Pre-School, a day nursery, doctor's surgery, three public houses, a Post Office, two general stores, a chemist, hairdresser, a community run library and café and village hall. In addition there is a beautiful, active old church with modern function room with family services and coffee post service.

## Approach

The property is set back from the road behind the private driveway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Having a radiator and a door to the lounge, dining kitchen and cloakroom.

## Downstairs W/C

Fitted with a wash hand basin with vanity unit, a low level W/C and a double glazed window to side elevation.

## Lounge

11' 1" max x 27' 7" ( 3.38m max x 8.41m )

Generously sized, light and airy lounge having a feature fire place, two radiators, a double glazed window to front elevation and French doors into the dining room.

## Dining Room

15' 10" x 9' 4" ( 4.83m x 2.84m )

Comprising a radiator, a double glazed window to side elevation, sliding patio doors to the conservatory and an archway to the kitchen/diner.

## Conservatory

12' 11" x 9' 5" max ( 3.94m x 2.87m max )

Having UPVC construction, double glazed windows to side and rear elevations and French doors to the garden.

## Kitchen Dining Room

18' 4" x 12' 4" ( 5.59m x 3.76m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an eye-level electric oven and gas hob with cooker hood over and integrated dishwasher and integrated fridge/freezer. Providing space for other appliances and housing the gas central heating boiler. Having a radiator, a double glazed window to rear elevation and a door to side.

## First Floor Landing

The stairs lead from the hallway. There is access to the loft and an airing cupboard housing the hot water tank. With a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

## Bedroom One

9' 5" max x 13' 9" to wardrobes ( 2.87m max x 4.19m to wardrobes )

Double bedroom having two over head fitted wardrobes, a radiator, a fitted wash hand basin and double glazed windows to rear and side elevations.

## Bedroom Two

11' 2" x 12' 5" ( 3.40m x 3.78m )

Double bedroom comprising two fitted wardrobes and fitted desk, a radiator and a double glazed window to front elevation.

## Bedroom Three

9' 1" to wardrobe x 8' 4" max ( 2.77m to wardrobe x 2.54m max )

Double bedroom comprising fitted wardrobes, a radiator and a double glazed window to side elevation with views over the village and fields beyond.

## Bedroom Four

7' 10" x 11' 1" ( 2.39m x 3.38m )

A good size single bedroom having a fitted desk, a radiator and a double glazed window to front elevation.

## Bathroom

Fitted with a four piece suite, comprising a wash hand basin with vanity unit, a corner bath with mixer taps, a shower cubicle and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

## Rear Garden

The excellent size mature rear garden offers an idyllic setting complete with Elderflower tree, nut trees and apple tree, being mainly laid to lawn with patio area.

## Parking

Driveway to the front of the property.

## Garage

14' 2" x 6' 6" ( 4.32m x 1.98m )

Having power and light, with up and over door. The gas and electric metres are situated in the garage. Connells advise an internal inspection is yet to be carried out.

## Agent's Note

The vendor of this property has purchased additional land, held on a separate title to the property, which will be included within the sale. The property has been extension. Connells have not seen the planning permission certificates and would advise to make your own enquiries and your conveyancer will take the necessary steps and advise you.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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**EPC Rating: D**

Tenure: Freehold

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