



2 Dovehouse Lane

Harbury **CV33 9HD**

Guide Price £795,000

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Harbury

Being positioned in the historic heart of Harbury village and in the shadow of the village church, this detached family home is of double-fronted design and is offered for sale with the benefit of no onward chain. Occupying a plot that extends generously to one side as well as providing ample garaging and parking, the house provides flexible family accommodation including four separate ground floor reception rooms, together with four first floor bedrooms. Externally, one of the most notable features of the property is the historic dovehouse, from which Dovehouse Lane takes its name, which is constructed in local Harbury stone and now provides both garaging and storage. Overall this is an excellent opportunity to purchase an individual detached property within a sought after village that provides excellent future scope and potential.

LOCATION

Harbury is a highly regarded and popular village lying around 6 miles south of Leamington Spa and around 2.5 miles from the nearby market town of Southam. Harbury is well known for its strong sense of community, there being an excellent range of amenities within the village itself including a Church of England primary school, village stores and post office, several public houses and a thriving village hall. Despite its semi-rural location, Harbury is also exceptionally well placed for local communication links including those to the Midland motorway network, notably the M40, rail links from Leamington Spa and Warwick and easy access to the Jaguar Land Rover and Aston Martin installations at nearby Gaydon.

ON THE GROUND FLOOR

Period style entrance door opening into:-

RECEPTION HALLWAY

With staircase off ascending to first floor, understairs storage cupboard, central heating radiator and doors to:-

CLOAKROOM/WC

With low level WC, inset wash hand basin, central heating radiator and obscure UPVC double glazed window.

STUDY

2.69m x 2.13m (8'10" x 7'0")

With built-in shelved storage cupboard, UPVC double glazed window and central heating radiator.

LOUNGE

5.92m x 3.63m (19'5" x 11'11")

With open coal effect living flame gas fire set into a period style surround, two central heating radiators, UPVC double glazed windows to front and rear, UPVC double glazed French style doors opening into the garden and internal double doors giving access to:-

DINING ROOM

5.64m x 3.18m (18'6" x 10'5")

With UPVC double glazed window, central heating radiator and double glazed door giving external access to the rear garden.

KITCHEN/BREAKFAST ROOM

3.63m x 3.61m (11'11" x 11'10")

Being fitted with a range of wood fronted panelled style units comprising coordinating base cupboards, drawers and wall cabinets, roll edged worktops with tiled splashbacks and inset sink unit, inset Neff electric hob with concealed filter hood over and fitted electric oven having cupboards above and below, peninsular style breakfast bar, space for further appliances, UPVC double glazed window, central heating radiator and door to:-

UTILITY ROOM

3.56m x 3.12m (11'8" x 10'3")

Fitted with a range of base cupboards and wall cabinets, together with worktops, tiled splashbacks and stainless steel sink unit, space for washing machine and tumble dryer, wall mounted Worcester gas fired boiler, UPVC double glazed window and double glazed door giving external access to the side of the property.

FAMILY ROOM

5.49m x 4.22m (18'0" x 13'10")

A spacious and flexible room having two central heating radiators, UPVC double glazed window and double glazed door giving external access to the rear.

ON THE FIRST FLOOR

SPACIOUS LANDING

With built-in airing cupboard housing the hot water cylinder, UPVC double glazed window, access trap to the roof space and doors to:-

BEDROOM ONE (REAR)

4.14m max x 3.66m max (13'7" max x 12'0" max)

With a range of fitted wardrobes and overhead storage, UPVC double glazed window and central heating radiator.

BEDROOM TWO (REAR)

3.63m x 2.31m (11'11" x 7'7")

With fitted wardrobe and dressing table unit, UPVC double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With fully ceramic tiled walls and modern white fittings comprising low level WC, fitted wash hand basin with integrated drawer storage and mixer tap, large walk-in shower enclosure with fitted dual head shower unit and sliding glazed door and chrome towel warmer/radiator.

Features

Detached Family Home

Desirable Corner Position

Four Reception Rooms

Breakfast Kitchen and Utility

Four Bedrooms

Family Bathroom

Mature Gardens

Ample Parking and Garaging

No Chain



BEDROOM THREE (REAR)

3.63m x 3.18m (11'11" x 10'5")

With UPVC double glazed window and central heating radiator.

BEDROOM FOUR (FRONT)

3.12m x 2.13m (10'3" x 7'0")

With UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

2.72m x 2.13m (8'11" x 7'0")

With three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with fitted shower unit over, ceramic tiled splash areas, obscured UPVC double glazed window and central heating radiator.

OUTSIDE

FRONT AND SIDE

The driveway is approached via a timber gate onto a tarmacadamed parking area which also serves as a pathway to the front entrance. The main area of garden extends from the front to the side of the house, being lawned with a walled boundary to Dovehouse Lane and a patio accessed from the lounge.

GARAGING

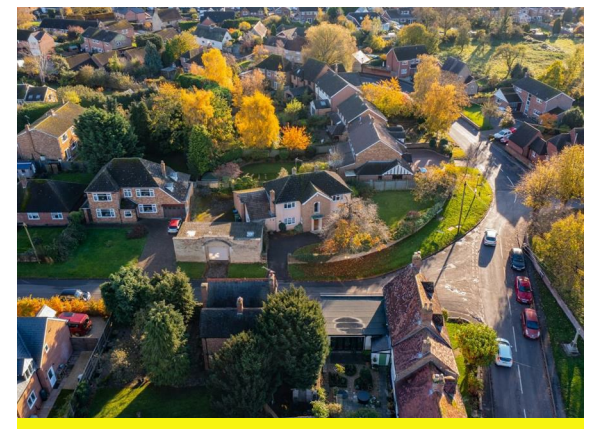
One of the most unusual features of the property is the historic significance of the original dovehouse built in local Harbury stone and featuring a large storage area, covered parking bay with electrically operated door and further garage alongside. Beyond this is a further tarmacadamed hardstanding providing potential further parking space.

REAR

The rear garden area links directly to the principal lawned garden and is paved for use as a patio with covered verandah extending between the dining room and the family room.

DIRECTIONS

Postcode for sat nav - CV33 9HD.



Floorplan

Internal Living Area 1787sq ft / 165.98m2



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General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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