



# Sunnyside South Parade

Harbury CV33 9JE

Guide Price £625,000



# Sunnyside South Parade

This charming detached character cottage with beams, large farmhouse dining kitchen and stunning spacious family garden room with views to lovely garden provides a unique family home. Conveniently located in the heart of highly desirable Harbury village just 6 miles from Leamington Spa.

The original cottage dates back to C. 1720 and has Victorian and more recent extensions, providing a great mix of old rooms with timber beams and period features plus large modern spaces. Upon entry, the character and charm of the sitting room and snug/study then a Victorian tiled central hallway and utility. To one side the spacious farmhouse dining kitchen, to the other the fabulous family garden room. Upstairs there's a large master bedroom and spacious landing including space for a home office. There are two further character bedrooms and a family bathroom. Externally the cottage has parking for two cars to the side and a fabulous 120 ft mature and secluded garden.

## LOCATION

The village of Harbury lies 6 miles from Leamington Spa and is a particularly popular and highly regarded village well known for its strong sense of community. There is an excellent range of facilities, including a good primary school, 3 pubs, 2 small supermarkets, post office, chemist, doctors surgery, library, parish church, village hall and sports field plus over 25 active community groups and 10 sports clubs including football, netball, rugby and tennis. The village is also well placed for access to the M40 Midland motorway network, commuter rail links from Coventry, Leamington Spa and Warwick, the Jaguar Land Rover and Aston Martin sites at Gaydon and nearby towns including Coventry, Leamington Spa, Warwick, Stratford upon Avon and Banbury.

## ON THE GROUND FLOOR

### Entrance Porch

1.19m x 0.68m (3'10" x 2'2")

With Cotswold stone walls, tiled flooring and original wooden paneled door.

### Sitting Room

3.94m x 3.93m (12'11" x 12'10")

A charming room full of character and one of the first that date back to C.1720 having timber beams and timber frame sections and doors with leaded stained glass panels into both the snug and central hallway.

### Snug / Study

3.69m x 2.61m (12'1" x 8'6")

Full of charm with continued features such as timber beams, recessed cabinets and a focal Adam style fire surround working fireplace.

### Central Hallway and Utility

5.82m x 2.55m (19'1" x 8'4")

This large area that was extended back in Victorian times, is now the hallway and a spacious utility room with sink, storage and spaces for white goods under counter, Victorian tiled flooring and stairs rising to the first floor. It seamlessly connects the rest of the ground floor.

### Farmhouse Dining Kitchen

8.21m x 3.43m (26'11" x 11'3")

This spacious dual aspect farmhouse dining kitchen with views out to the rear of the lovely gardens and of the village parks to the front. To one side of the kitchen we have an abundance of shaker style cabinets with complimentary work surfaces and an integrated 8 gas ring 2 oven range cooker and spaces for fridge freezer and dishwasher. To the opposite side there is ample space for dining and seating with French doors out to the garden. The room is entirely tiled throughout.

### Family Garden Room

7.81m x 3.13m (25'7" x 10'3")

This stunning spacious, bright and airy garden room is another great place for lots of people to sit and offers lovely views out to the gardens with three sets of double doors allowing access. The flooring is entirely tiled and with 2 radiators for winter use.

### Bedroom Four

4.17m x 2.09m (13'8" x 6'10")

This perfect guest room offers space for a double bed and is located next to the ground floor bathroom, convenient for guests when staying over.

### Bathroom

2.66m x 1.62m (8'8" x 5'3")

This ground floor bathroom is one of two within the property and offers fully tiled flooring and splashbacks together with a modern white suite including a bath, a wash hand basin and low level flush wc.

## ON THE FIRST FLOOR

### Landing

5.69m x 1.89m (18'8" x 6'2")

This spacious beamed landing connects the rooms on the first floor. To one side there is ample space to easily incorporate a home office which would have a lot of natural light. Wooden paneled doors lead off to all rooms.

### Bedroom One

4.79m x 4.08m (15'8" x 13'4")

This large double bedroom has a wealth of character with tall ceiling heights, views out to the park, exposed brick and timbers and plenty of fitted cupboards. There is an original feature fireplace and a doorway into the immense eaves storage with lighting.

### Bedroom Two

4.18m x 2.65m (13'8" x 8'8")

This second double bedroom continues with the charm having timber beams and views out to the park.

### Bedroom Three

3.23m x 2.14m (10'7" x 7'0")

A good sized single bedroom with built in wardrobe

## Features

Detached Extended Cottage

Walking Distance to All Amenities

Character and Period Features

Large Farmhouse Dining Kitchen

Stunning Family Garden Room with Views

Four Bedrooms, Two Bathrooms

Fabulous Mature Garden

Driveway Parking

Space for Home Office

No Onward Chain

and windows on 2 sides. The 8 varied character wall timbers are a beautiful feature showcasing the age of this section of the cottage.

### Bathroom

3.01m x 1.86m (9'10" x 6'1")

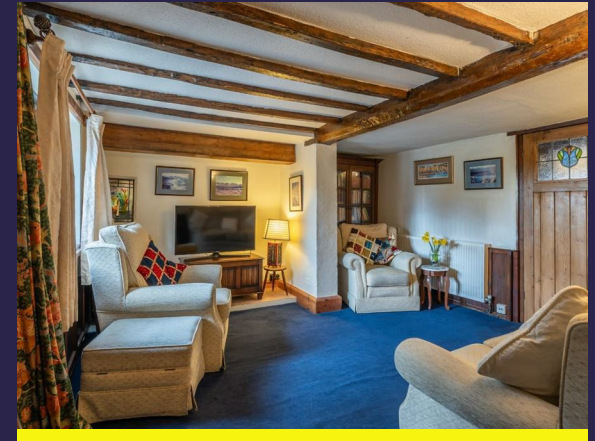
This spacious modern fitted bathroom offers a large tiled corner shower, a wash hand basin and low level flush wc with tiled flooring.

## OUTSIDE

To the side of the property there is a driveway allowing space for a couple of vehicles. To the rear there is a stunning 120ft mature secluded garden with 2 separate patio seating areas, lawns, mature borders and trees, vegetable patch, soft-fruit area, large garden shed and greenhouse offering a truly gorgeous tranquil setting.

## DIRECTIONS

Please use CV33 9JE for satellite navigation purposes.

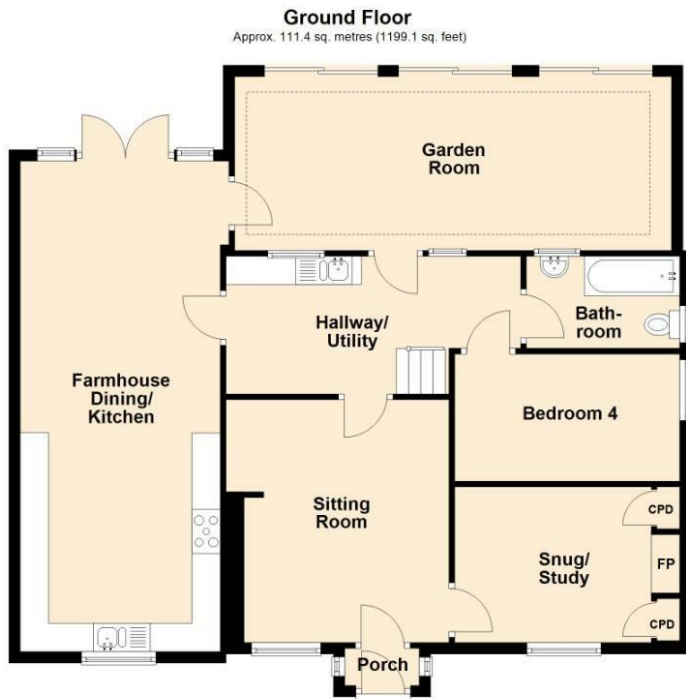








# Floorplan



Total area: approx. 184.9 sq. metres (1990.1 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### 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.

### Council Tax

Band E - Stratford Upon Avon District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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