

South View Cottage, 21 South Harbury

Being conveniently positioned to the corner of Ivy Lane and just a short distance from facilities in the heart of Harbury village, this part stone-built detached cottage is a characterful family home that also benefits from an adjoining self-contained annexe. Within the main cottage, the lounge/dining room features an open fireplace whilst on the first floor there are three bedrooms, together with a family bathroom. The adjoining annexe benefits from its own access making it ideal for an elderly relative or teenager, wheelchair user or as a useful means of an additional income if let. Externally there is ample off-road parking to the side of the property whilst the rear garden features a generous pavioured patio area and extends to a pleasant mature lawned garden at the far end. Overall this is an excellent opportunity to purchase a character detached property providing opportunities for flexible or multi generational living.

Features

Detached Cottage

Popular Village Location

Lounge/Dining Room

Kitchen

Self-Contained Annexe

Four Bedrooms in All

Ample Parking

Attractive Rear Garden

Two Generational Possibilities



LOCATION

Harbury is a popular and highly regarded village well known for its strong sense of community. Lying around 6 miles south-east of Leamington Spa and approximately 3 miles from the nearby market town of Southam, Harbury offers a comprehensive range of day-to-day facilities including a well regarded primary school, village shops, pubs, doctors' surgery and thriving village hall. The village is also well placed for access to the Midland motorway network, notably the M40 as well as the Jaguar Land Rover and Aston Martin installations in nearby Gaydon.

ON THE GROUND FLOOR

Replacement composite period style entrance door opening into:-

ENTRANCE HALLWAY

With dual aspect double glazed windows, central heating radiator, replaement inner door to:-

LOUNGE/DINING ROOM

8.10m x 3.76m (26'7" x 12'4")

The central feature of which is the main staircase ascending to the first floor featuring glazed side panels and oak hand rails, engineered oak flooring throughout the room, open fireplace to the lounge area set into a local stone fireplace with oak mantle over, two central heating radiators, twin double glazed windows, door giving access to the annexe, wall light points and inset downlighters.

KITCHEN

3.84m x 3.78m (12'7" x 12'5")

Being fitted with a range of oak units comprising matching base cupboards, drawers and wall cabinets, together with central moveable island unit to match, roll edged worktops with tiled

splashbacks, inset stainless steel five burner gas hob with filter hood over and fitted electric oven having cupboards above and below, inset Franke sink unit and space and connections for appliances, concealed central heating radiator, inset ceiling downlighters, stable door giving access to rear parden and door to-

CLOAKROOM/WC

With low level WC, corner wash hand basin, central heating radiator, towel warmer and obscure double glazed window.

ANNEXE

Which enjoys its own independent access with replacement composite door giving access to:-

ENTRANCE LOBBY

With built-in storage cupboard, central heating radiator, access to roof space and door to:-

SITTING ROOM

3.81m x 3.51m (12'6" x 11'6")

With double glazed French style doors giving external access to the rear garden, central heating radiator and archway giving through access to:-

KITCHEN

2.72m x 2.06m (8'11" x 6'9")

Being fitted with a range of panelled style units comprising coordinating base cupboards, drawers and wall cabinets, roll edged worktops with tiled splashbacks, inset stainless steel sink unit, fitted ceramic electric hob with electric oven below and concealed filter hood over, space and plumbing for washing machine and UPVC double clazed window.

BEDROOM

3.94m x 3.56m (12'11" x 11'8")

With UPVC double glazed French doors opening into the rear garden, central heating radiator, inset downlighters and sliding door giving access to-

SHOWER ROOM

Being in wet room style and designed to allow access for a wheelchair user, being fully ceramic tiled and with fittings comprising low level WC, wall mounted wash hand basin, shower with glazed screen, fitted shower unit and soakaway, central heating radiator, towel warmer and obscure double glazed window.

ON THE FIRST FLOOR

LANDING

With central heating radiator, access trap to roof space, built-in airing cupboard housing the hot water system and doors to:-

BEDROOM ONE

3.81m x 2.90m max + recess (12'6" x 9'6" max + recess)

With the recess forming a useful dressing area and the bedroom itself having fitted wardrobes and overhead storage cupboards to either side of central bed space, UPVC double glazed window, central heating radiator and inset ceiling downlighter.

BEDROOM TWO

3.63m x 2.79m (11'11" x 9'2")

With fitted wardrobing extending across one side having sliding partly mirrored doors fronting, UPVC double glazed window, central heating radiator and ceiling downlighters.

BEDROOM THREE

3.86m x 2.36m (12'8" x 79")
With central heating radiator, UPVC double glazed window and ceiling downlighters.

FAMILY BATHROOM

Having been re-fitted with contemporary white fittings in a gloss finish comprising integrated wash hand basin with mixer tap and storage below, low level WC with concealed cistern and integrated storage with surface over, shaped bath with dual head shower unit and glazed screen, wood grain effect laminate flooring, contemporary radiator, towel warmer and obscure UPVC double glazed window.

OUTSIDE

FRONT

To the left of the property is a generous block paved parking area which provides useful parking space for approximately 3/4 vehicles.

REAR

The rear garden features a generous pavioured patio area providing a sheltered al fresco dining space and off which there is a useful log store. Behind this is a further pavioured area from which a winding pavioured pathway leads through to the rear of the garden passing a greenhouse and opening up at the far end to form an attractive and secluded lawned area of garden with generous decked terrace. There is also a substantial garden store with electric light and power. The rear garden is a delightful haven yet so close to the heart of the village.

DIRECTIONS

Postcode for sat-nav - CV33 9JE.

TENURE

Freehold













Floorplan **Ground Floor** First Floor Bedroom Kitchen Sitting Bedroom Room Bedroom Lounge/Dining Room Bedroom Kitchen Hall En-suite Total area: approx. 135.1 sq. metres (1454.7 sq. feet)

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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 E - Stratford District Council



