



37 Percival Drive
Harbury | Leamington Spa | Warwickshire | CV33 9GZ

FINE & COUNTRY

37 PERCIVAL DRIVE



A beautifully finished detached four-bedroom family home, with a double garage and large driveway. Overall, this property offers a well-designed layout with a stunning open plan kitchen/dining area, separate living room, office, ground floor WC, utility space, four bedrooms, two with en suites and family bathroom.



KEY FEATURES

Ground Floor

To the rear of this home, you will find an open plan modern kitchen/dining area with central breakfast bar. This layout creates a welcoming and inclusive space to cook, dine and gather. It offers a comprehensive range of fitted wall and base units, with Apollo Slab Tech worktops, a range of appliances including 5-ring induction hob, pyrolytic steam oven, separate combined microwave and oven, fridge-freezer and dishwasher. From the utility room there is a side door leading into the garden. The property includes a separate living room, providing a dedicated space for relaxation, entertainment, and quality time, with gas fireplace and French doors to the garden. For those who require a dedicated workspace, there is a good-sized office with built in office units. The house also offers a practical utility area and ground floor WC.















First Floor

Upstairs, you will find four bedrooms (two with en suites), providing ample space for family or guests. All of the bedrooms benefit from built-in wardrobes. The principal bedroom features a stunning en suite with double sized walk-in shower with rain head. The family bathroom serves two of the bedrooms and is equipped with the essential amenities to meet the needs of the household.













Outside

Entering via the French doors from the living room, the rear garden is fairly low maintenance, being laid mainly to lawn. There is a patio area, perfect for entertaining and al fresco dining. There is a central area full of shrubs and herbaceous plants, and borders with hedging to the sides and rear. To the front, the house borders a picturesque green and features a double garage and a large driveway, providing ample parking space for four vehicles.



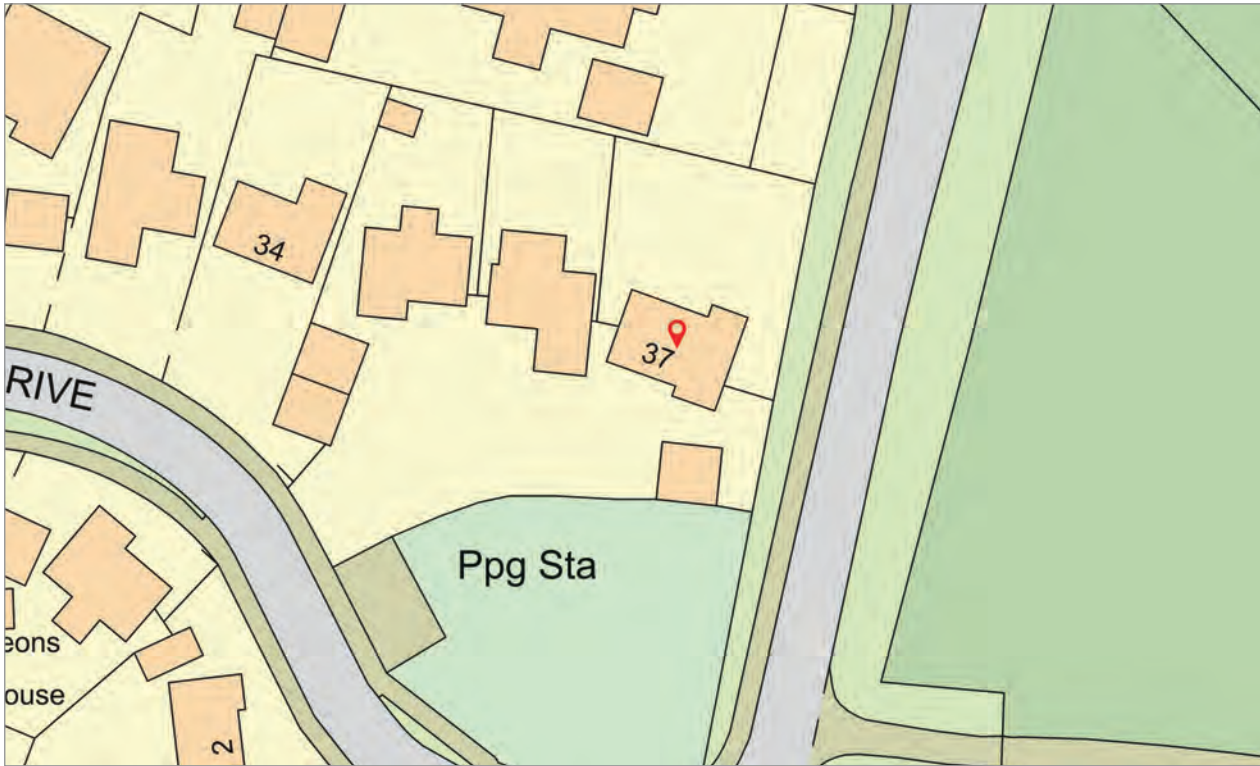


LOCATION

Harbury is located about five miles south-east of Leamington Spa and three miles south-west of Southam. The village remains one of the most popular villages in the area. It is a thriving village with a great sense of community and boasts a Church of England Primary School, Doctor's Surgery, three public houses, a Post Office, two general stores, a Chemist and a Hairdresser. There is a well-used Village Hall, an active church community, a community-run Library and Cafe, and a large number of vibrant and successful community groups. Village events such as the Carnival and the Bonfire all contribute to the sense of living in a real community. The local area is renowned for its excellent schooling, transport links and beautiful countryside. In 2003, Harbury won both the Warwickshire and Central Region rounds of the Village of the Year Competition and went on to represent the Central Region in the National competition – one of only six villages in England and Wales to do so.

Since then the village has maintained its reputation as being one of the best communities in Warwickshire and continues to bring the concept of community spirit up-to-date into the 21st century.





Services

Connected to all mains gas, water, drainage and electricity.

Local Authority

Stratford Upon Avon District Council

Council Tax Band G

Tenure

Freehold

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

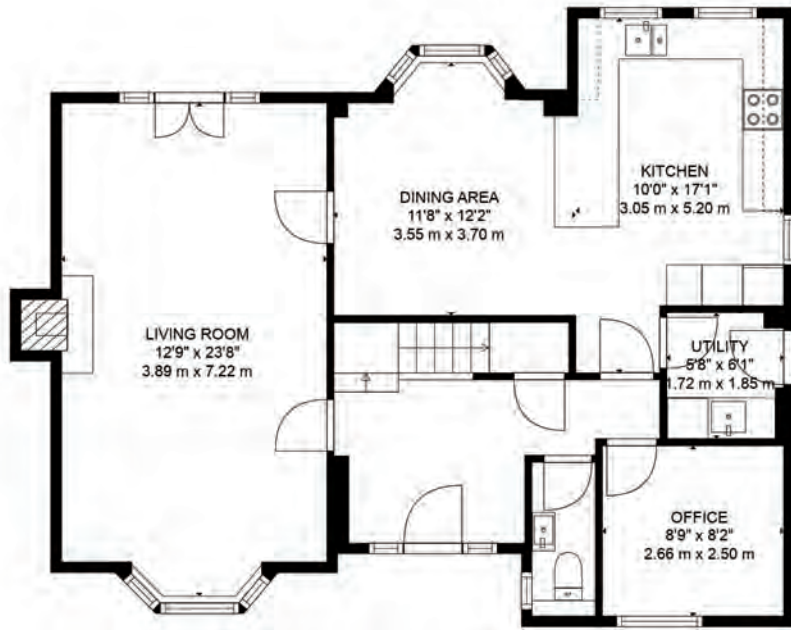
Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

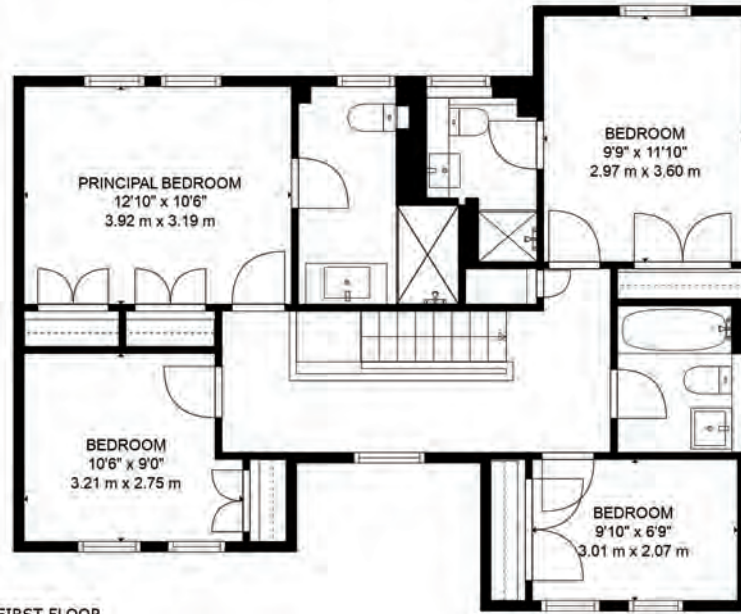
Directions

On Butt Lane heading out of the village towards Bush Heath Road, turn right on to Percival Drive. The property can be found by taking the first right and down to the corner.





GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 854 sq. ft, 79 m2, FIRST FLOOR: 785 sq. ft, 73 m2
 EXCLUDED AREAS: GARAGE: 292 sq. ft, 27 m2, FIREPLACE: 4 sq. ft, 0 m2
 TOTAL: 1639 sq. ft, 152 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 21.07.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



NICOLA MOORE

BRANCH PARTNER

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Nicky has worked with Fine & Country since 2016 and became Partner of the Leamington branch in July 2018. She has received many 5* reviews from happy clients on the AllAgents review site. Nicky has lived in the area all her life, so has an intimate knowledge of local schools, facilities and village life around Warwickshire. She is very passionate about property and is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. She has a keen eye for detail and her enthusiasm comes to the forefront when she is building relationships with people and finding them their perfect home. In her spare time, Nicky enjoys riding and competing her horse which she has done since she was a child. Contact her now for expert advice on the marketing and sale of your home.

THE FINE & COUNTRY
FOUNDATION

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