



Stonehouse
2 Mill Street | Harbury | Leamington Spa | Warwickshire | CV33 9HR

STEP INSIDE

Stonehouse

Located in the heart of the highly sought-after village of Harbury, this stunning stone-built detached property has been thoughtfully renovated and enhanced, showcasing original features and character throughout. With up to six good-sized bedrooms over three floors, it offers ample accommodation for a family or those seeking generous space. The charm of this property is further enhanced by the splendid family room in the centre of the property. Situated in beautifully landscaped grounds, with enviable views over Harbury Windmill. The property offers both privacy and ample outdoor space.

Ground Floor

This characterful property boasts a ground floor filled with charm and functionality. As you enter, to the right is the spacious living room with exposed stonework, beams and a log burner.

The heart of the home lies the family room with an impressive inglenook fireplace with open fire and cosy dining room with flagstone flooring. Through to the rear of the property is the beautifully finished well equipped kitchen boasting a central island with silestone countertops and top-of-the-line appliances including an induction hob and downdraft extractor. From the kitchen a staircase leads up to one of the bedrooms with a beautifully presented en-suite shower room.





First floor

From the central staircase, on this floor there are three good-sized bedrooms. The Principal bedroom has built-in wardrobes and the current owners use one of the bedrooms as an office. The family bathroom has a bath with shower over and views over the beautiful landscaped garden and Harbury windmill at the rear of the property.

Second Floor

The accommodation on this floor provides two further bedrooms, both served by a further family bathroom on this floor.









Outside

The grounds of this wonderful home are in an idyllic position. There is ample outdoor space to enjoy. The garden is beautifully landscaped and boasts a large patio, easily accessible through a door from the kitchen. There is a garden shed and vegetable plot to the bottom of the garden. To the rear there is offroad parking for three vehicles.

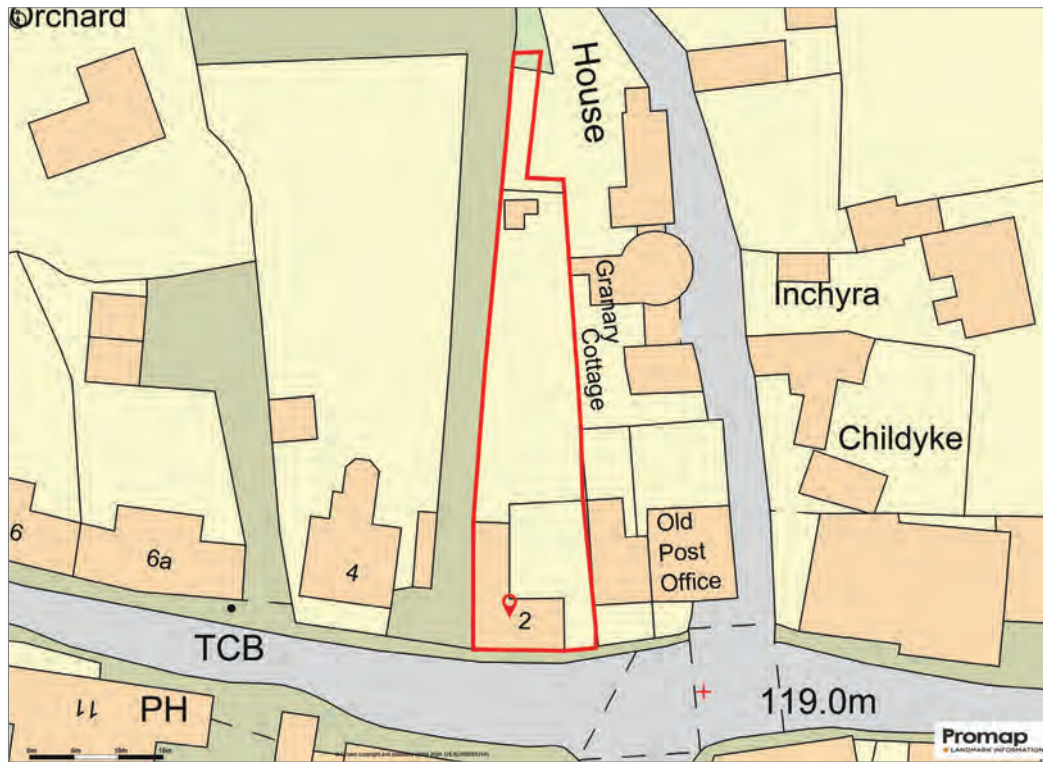




LOCATION

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, Utilities & Property Information

Utilities - The property is understood to have mains water, drainage, electricity and the central heating is mains gas.

Mobile Phone Coverage - 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability - FTTC Gfast Fibre Broadband Speed is available in the area, with predicted highest available download speeds of 330 Mbps and highest available upload speeds of 50 Mbps.

Tenure: Freehold

EPC: Exempt, Grade II Listed

Directions

Postcode: CV33 9HR / what3words: ///implanted.prefect.tennis

Local Authority

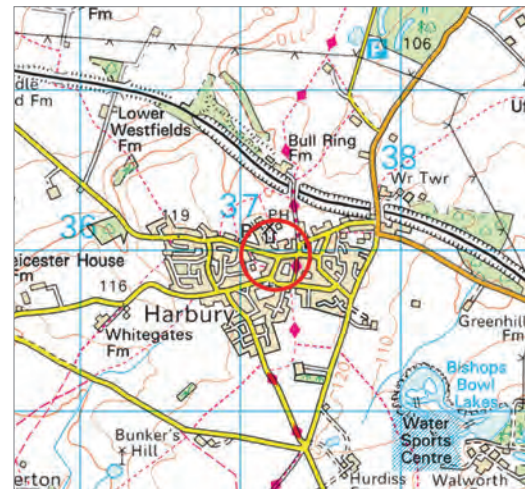
Stratford upon Avon District Council
Council Tax Band: F

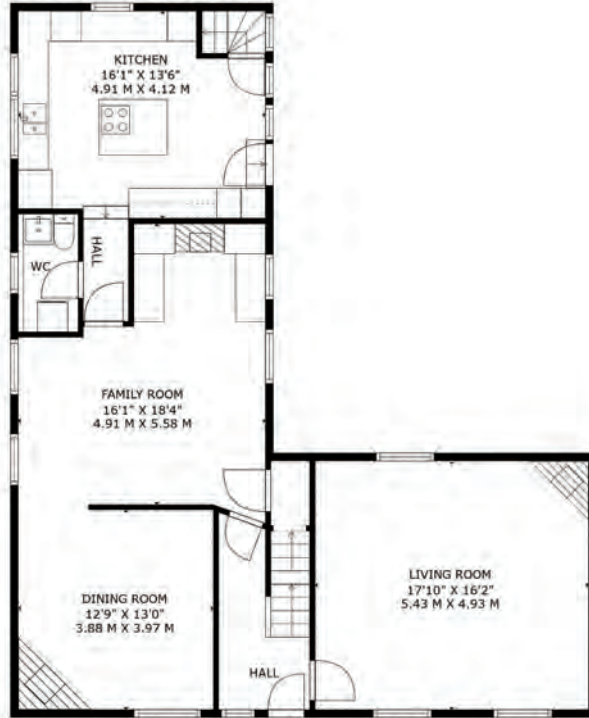
Viewing Arrangements

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

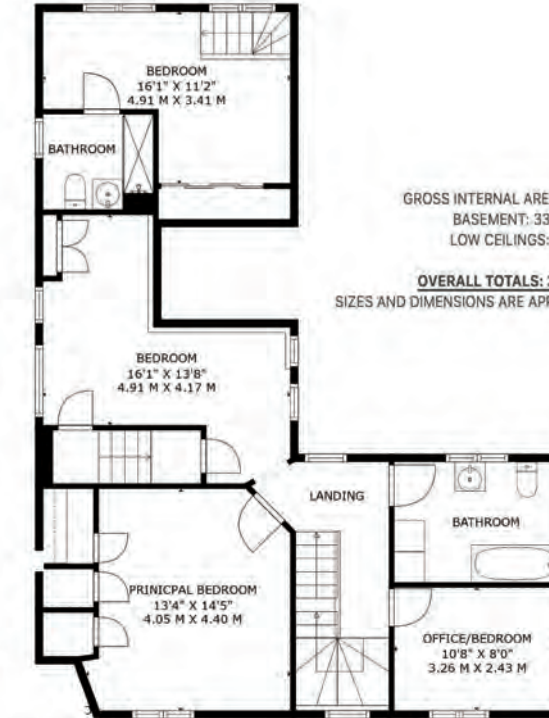
Website

For more information visit <https://www.fineandcountry.com/uk/leamington-spa>

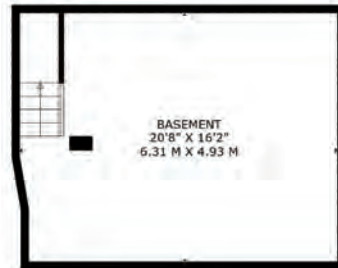




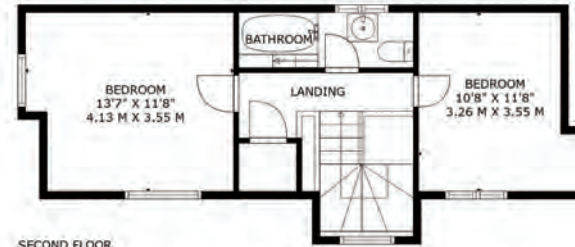
GROUND FLOOR



FIRST FLOOR



BELOW GROUND



SECOND FLOOR

GROSS INTERNAL AREA: 2358 sq ft, 219 m²
BASEMENT: 332 sq ft, 31 m²
LOW CEILINGS: 81 sq ft, 7 m²

OVERALL TOTALS: 2771 sq ft, 257 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 11.06.2024





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