



Shire House
Hall Lane | Harbury | Warwickshire | CV33 9HG

SHIRE HOUSE



Shire House is a beautiful, individual five bedroomed, detached house situated in the highly desirable Warwickshire village of Harbury. Set in approximately 1/3 of an acre of landscaped gardens, this spacious family home offers both village life but with easy access to amenities and Leamington Spa.



KEY FEATURES

Ground Floor

On entering the large entrance hall, the lovely flow of the house leads you to the dual aspect living room, dining room, large family room, study, WC and the sizeable L shaped kitchen/breakfast room with its fitted kitchen and access to the generous utility room. You can access the patio from the dining room, living room or side door from the utility.

First Floor

Upstairs comprises of five double bedrooms. Both the primary bedroom and bedroom two both benefit from en-suite bathrooms, and the primary bedroom has its own spacious dressing area. The remaining three good sized bedrooms are served by the family bathroom.

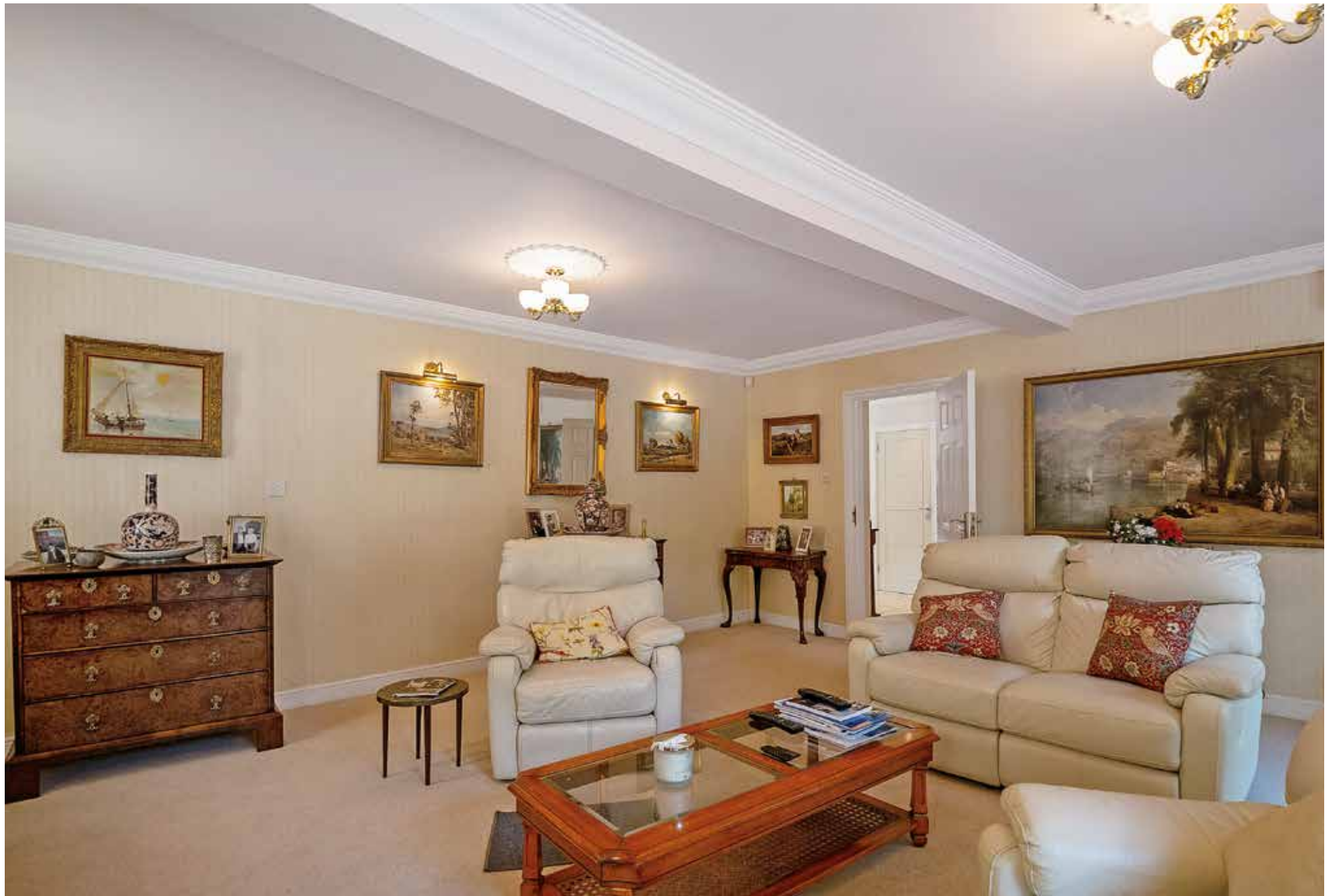




























Outside

The landscaped garden accommodates a seating area perfect for entertaining and al fresco dining.

There are private parking spaces through the gated entrance and a detached triple garage.





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

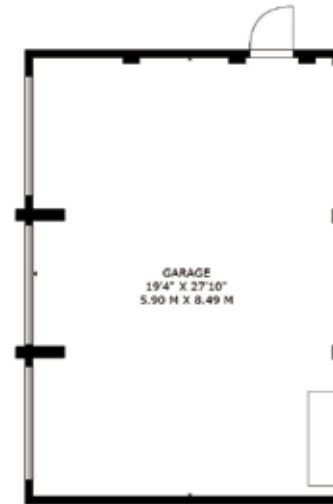
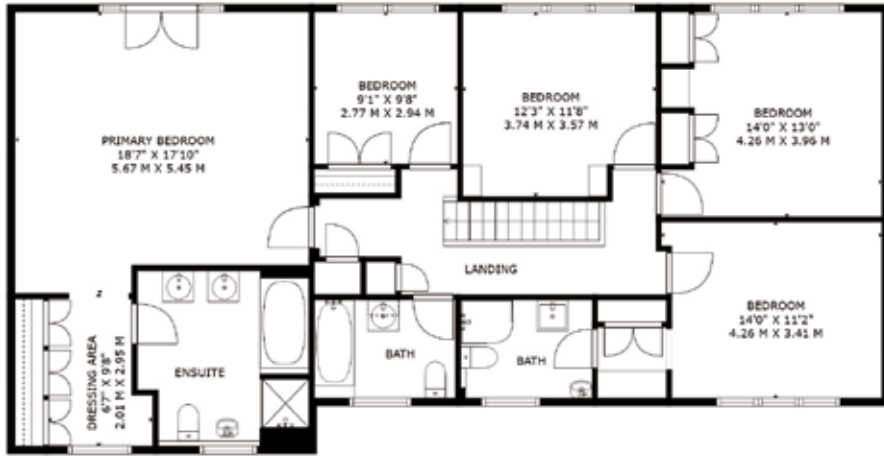
Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

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

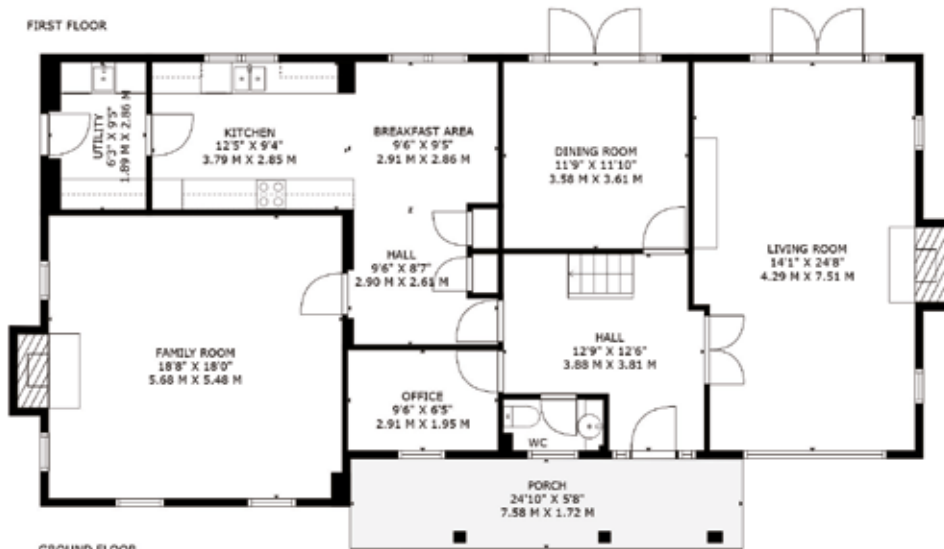
Directions

On Bush Heath Road heading out of the village. Turn left on to Hall Lane. The property can be found on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA
 GROUND FLOOR : 1418 sq. ft, 132 m², FIRST FLOOR : 1405 sq. ft, 131 m²
 EXCLUDED AREAS: GARAGE: 541 sq. ft, 50 m², PORCH: 142 sq. ft, 13 m², FIREPLACE: 14 sq. ft, 2 m²
 TOTAL: 2823 sq. ft, 263 m²
 Sizes And Dimensions Are Approximate, Actual May Vary.



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 17.11.2023





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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