



Lawston House
Chesterton Road | Harbury | CV33 9NJ

LAWSTON HOUSE



Set within three and a half acres and occupying an enviable elevated position with outstanding 360-degree Warwickshire views as far as the eye can see, Lawston House is a glass and wood masterpiece from the award winning Huf Haus design and construction company. This incredible home represents the very best in luxury lifestyle, open plan living and eco-friendly responsibility. As you approach Lawston House down the long, 180 metre, perfectly landscaped front driveway, you are immediately taken with the aesthetic beauty of such a magnificent architectural triumph.



KEY FEATURES

This exceptional family home offers spacious accommodation laid out across two floors, with all spaces enjoying the surrounding views. As you enter the home through the beautiful front lobby and reception hall you are immediately taken with the fabulous light and airy feel this home has to offer and with underfloor heating throughout, triple glazing and state of the art smart home technology, this beautiful home has it all. Large glass doors open up to the very spacious ground floor open plan living area incorporating a generous dining area, superb modern fitted kitchen, and a truly stunning rear facing living room.

The chic and stylish breakfast kitchen has been created by Still-Art, with a contemporary design incorporating Corian work surfaces, modern cabinets, Miele integrated appliances including a combination and steam oven, fan assisted oven, induction hob, dishwasher and fridge and freezer. In addition, there is also a filtered water tap and waste disposal together with an integrated double sink and drainer. The generous centre island provides the perfect place for casual dining and features the most delightful blown glass pendant lights creating a real focal point to this luxurious kitchen.

Moving from the kitchen is a fabulous dining area with a wonderful galleried landing above, a high vaulted ceiling and exquisite hand blown pendant lights together with halo wall lighting. Benefitting from its magnificent surroundings, the most impressive and captivating space to this home has to be the views through the incredibly large windows and large sliding patio doors to the rear and side of the living area.

In addition to the open plan space to the ground floor layout, there is also an excellent larder store with a range of built in storage shelving cupboards.

Offering flexibility of living, Lawston House has three first floor double bedrooms and a fourth double bedroom located on the ground floor, presently used as a home office the fourth double bedroom also has an adjacent luxury shower room.

The brains and technology of this Huf Haus are located in the plant room, housing the hot water system, pumping equipment as well as main electrical circuitry, and underfloor heating controls. This generous space also houses built in kitchen units, a counter top mounted sink, space for an American fridge freezer and plumbing for washing machine and tumble dryer.

KNX home automated system that operates the heating, the blinds, all of the lighting indoors and outdoors and many more options to upgrade. The house is also completely wired for Cat 7 and multimedia cabling throughout.









SELLER INSIGHT

“Beautifully framed by the rolling Warwickshire countryside is Lawston House, a state of the art four-bedroom Huf Haus that was beautifully designed and built in 2015. “I’d seen Kevin McCloud doing an interview with Huf Haus just a few years before we built ours and I was absolutely blown away by the whole concept,” says the owner. “The way they’re constructed, the fact that every one is individually designed and their overall energy efficiency really sparked my imagination. I’d been in the construction industry for many, many years, and my wife and I have done a couple of barn conversions, but when we decided we’d like to have a go at building a brand new house from scratch I knew immediately it had to be a Huf Haus.”

“Something we really relished was the fact that we could design the house just as we wanted it. We gave Huf our brief, they went away and designed it, we tweaked that design and only when it was just right did they commence the build. Once the foundations were laid, the company arrived on site and the house was up and watertight in just five days. We actually began the whole process in September 2014 and we were fully moved in by the end of February 2015. It’s the most stunning modern home with a very warm and comfortable feel throughout, and it incorporates technology such as underfloor heating both upstairs and down, we have solar panels and a battery storage system for electricity so despite being large, it’s really very economical to run.”

“We chose the plot for its sheer beauty – it has to be one of the most scenic spots in the whole of Warwickshire – and the house has been designed to take full advantage of it, with lots of glazing that brings the outside into every room. The layout is very open plan, which again makes the most of the views, and out in the garden we’ve gone for a very minimalistic design so our land almost appears to meld with the countryside beyond affording us the most magnificent far-reaching views. The house and garden combined are really lovely places to be.”

“Every room is fabulous; we absolutely love the whole house so there’s no way we could pick a favourite room!”

“We wanted to have a sense of connection with the outside both downstairs from the main living areas and also upstairs from the bedrooms, so the master suite and two of the guest bedrooms each have access to large balconies.”

“What will we miss? Absolutely everything,” says the owner. “It’s going to be such a wrench to leave, but the house is crying out for a family to fill it and enjoy all that it and this stunning location has to offer.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





KEY FEATURES

To the first floor landing there is an enjoyable reception area , perfect as a reading spot or additional TV area. There are three complete double bedroom suites to this floor together with the impressive galleried landing overlooking the open plan living space below.

The lavish master bedroom suite has been beautifully thought out and designed. With a luxurious range of Stil-Art furniture and the back drop of three large picture windows offering incredible countryside views, not to mention your own private balcony in which to enjoy the surroundings, this really is a superb space to relax and rest. The suite also offers a walk in dressing room and further split sliding door into the luxurious contemporary en-suite with a further balcony together with dual hand basins featuring mono bloc taps, a low level wc, a tile sided bath with shower attachments and a fabulous walk through shower.

Bedrooms two and three are both excellent sized doubles with Stil-Art fitted furniture and fabulous views. Both also benefit from having their own luxury en-suites.











“We’re surrounded by some of the most glorious countryside so at home we enjoy utter peace and privacy. However, it takes just fifteen minutes to walk into the village, we’re only ten minutes from both Leamington Spa and Warwick, and the local road and rail links are very good so it’s easy to get just about anywhere.”





Outside

To the front of the property adjacent to the long sweeping driveway is the gated and rail fenced front paddock, with ample space for equestrian use. The driveway leads to the generous private parking together with a double carport and an adjoining single garage.

There is a timber framed workshop with a large canopy storage area perfect to keep the ride on mower in and benefitting from power, lighting and a gardeners wc.

Although the views are spectacular in themselves, this wonderful home has some equally beautiful grounds surrounding it. Accessed from the large sliding door in the living room, the property has delightful outdoor space in which to entertain and dine alfresco. With a canopy style covered terrace it is easy to enjoy this garden all year round. The well tended borders have smart post and rail fencing, some feature wooden arbours and nice mature hedging. The main areas are laid to lawn and lead down to the fenced paddock below offering further equestrian opportunities if required.







LOCAL AREA

Harbury

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, five 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.

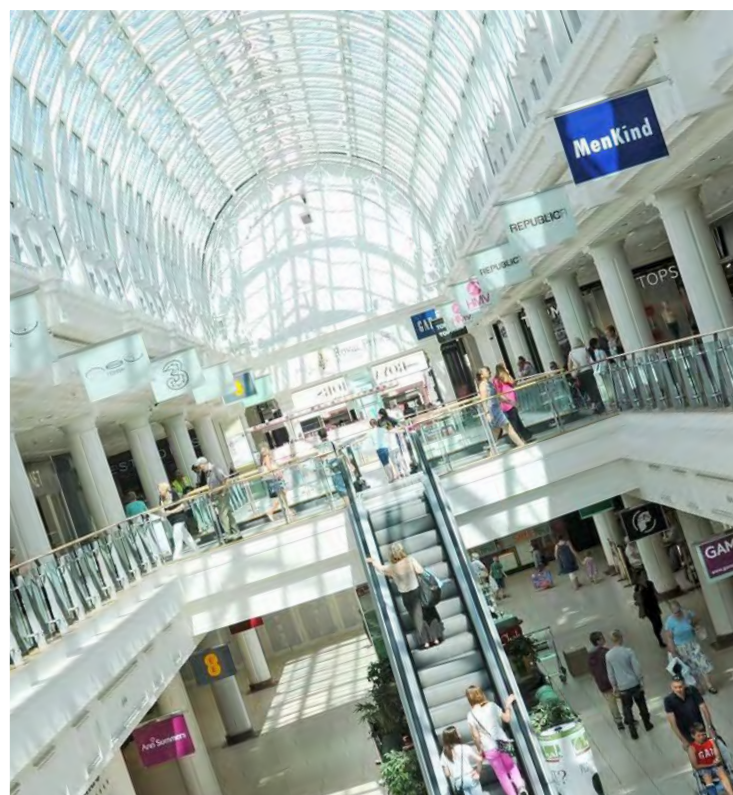
Leamington Spa

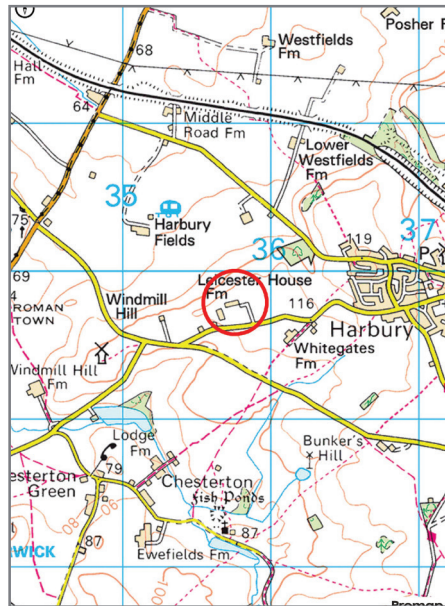
Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town.

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments.

The town has a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Leamington railway station has fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Leamington Spa is also just seven miles from the world-famous Warwick University





INFORMATION

Services

The property has mains electricity, mains water, septic tank and solar panels supplied to the property.

In addition to this Lawston House has some superior Eco friendly technology including air sourced heat pump and a water recovery system with a capacity of 5,000 litres for external use.

Tenure: The property is Freehold

Local Authority Stratford District Council

Lawston House, Chesterton Road, Harbury, Leamington Spa

Approximate Gross Internal Area

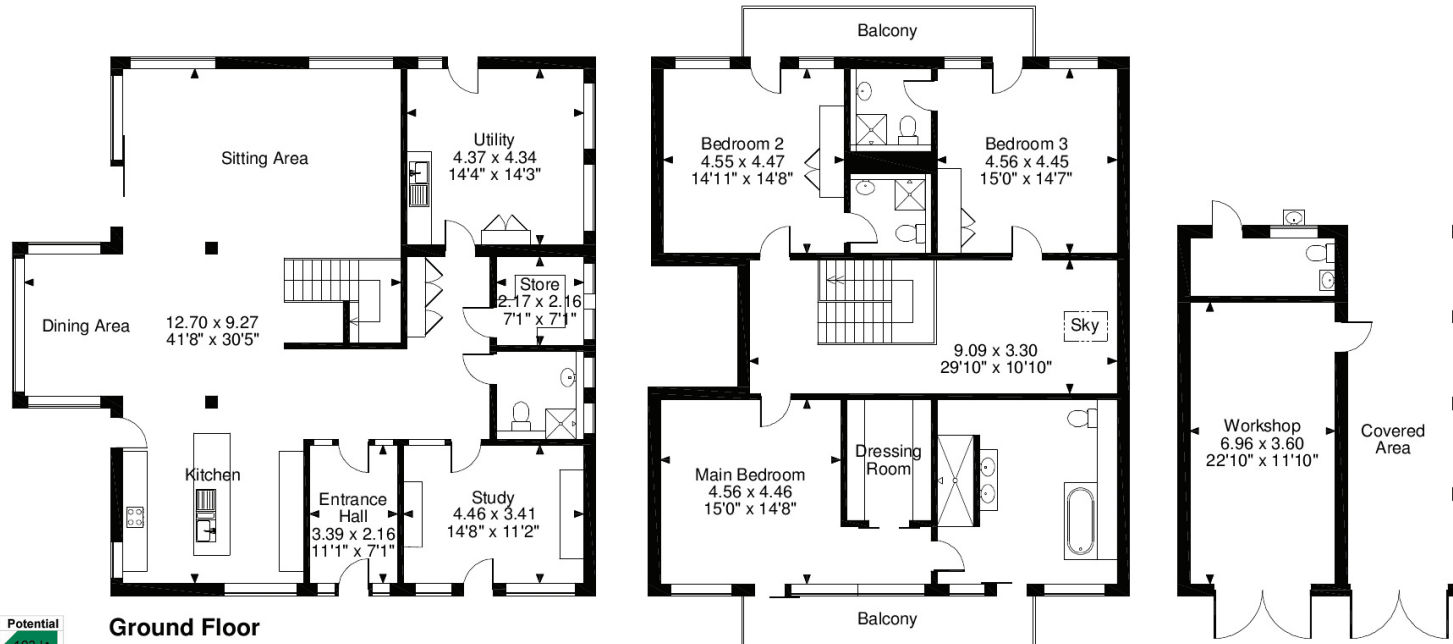
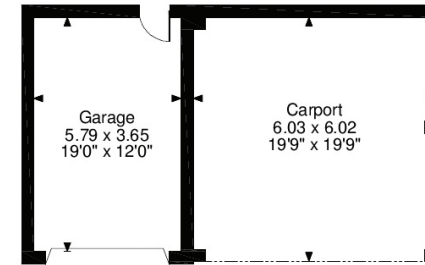
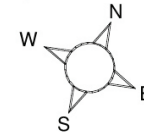
Main House = 3058 Sq Ft/284 Sq M

Garage & Workshop = 497 Sq Ft/46 Sq M

Carport & Covered Area = 668 Sq Ft/62 Sq M

External W.C. = 56 Sq Ft/5 Sq M

Balcony external area = 184 Sq Ft/17 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A	93 A	103 A
81-91	B		
69-80	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 23.04.2021





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THE FINE & COUNTRY
FOUNDATION

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