



**ehB**  
RESIDENTIAL

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**Maddison House, 26a Ivy Lane, Leamington Spa**





A truly outstanding and rare opportunity to acquire a detached contemporary style single storey (Eco House) providing very well proportioned four bedroom and two bathroom accommodation, including impressive open plan living kitchen arrangement and double garage with storage/office space within the ever popular village of Harbury.

#### [Maddison House](#)

Ivy Lane, Harbury is a popular and established village centre location comprising of many fine period dwellings, being conveniently located a short walk from excellent local facilities and amenities including local shops, schools and a variety of recreation facilities. Harbury itself is conveniently sited approximately six miles from Leamington town centre and convenient for many other work centres including Coventry, Stratford, Warwick and Banbury. It is convenient for access to the motorway network with the M40, M6 and M69 within easy reach.

Harbury Village set in the beautiful Warwickshire countryside has consistently proved to be ever popular.

ehB Residential are pleased to offer Maddison House, 26a Ivy Lane, Harbury which is a rare opportunity to acquire a stunning individually styled architect designed contemporary style Eco house, providing spacious and superbly appointed four bedroomed and two bathroomed accommodation. Originally constructed by the present owners in 2013 to very exacting German specification. The property has a most striking appearance being stone clad with extensive triple glazing to create maximum light throughout the property. When constructed great lengths were taken to maximise the efficiency of the property using exceptional standards of insulation, air source heat pump, oak triple glazed windows and doors, mechanical air ventilation and underfloor heating. The property provides spacious accommodation including with the master suite featuring designer bathroom features and

impressive open plan living kitchen arrangement being particularly noteworthy.

The property occupies a secluded position within Harbury approached via electric gates and features a detached double garage with storage/office space and substantial additional car parking with mature private gardens to two sides of the property. Since its construction, the property has been maintained to an excellent standard throughout and the agents consider only internal inspection of this truly unique property for its level of appointment and accommodation and situation to be fully appreciated.

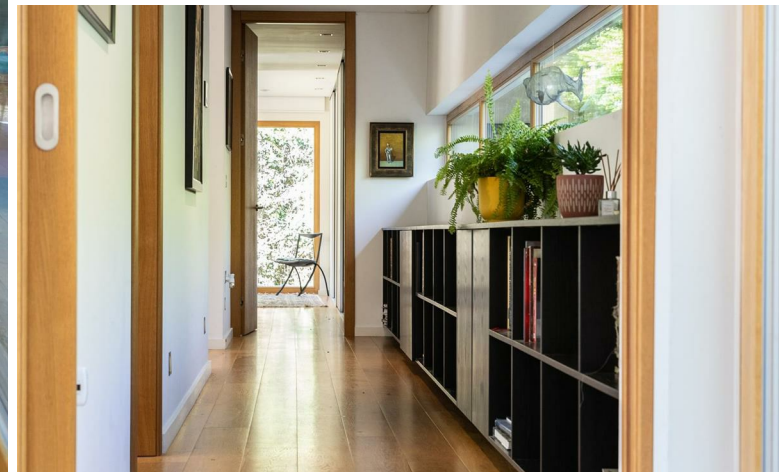
In detail the accommodation comprises:-

#### [Entrance Hall](#)

With handmade timber panelled entrance door, with arts and crafts style stained glass window over.







#### Reception Hall

With solid oak flooring extending throughout the property, cloaks cupboard with hanging rails and shelves, leading to an open area being part tiled and part oak flooring having picture dual-aspect windows and concealed sliding doors.

#### Cloakroom / WC

With vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, oak floor.

#### Utility Room

8' x 6'6" (2.44m x 1.98m)  
With extensive range of gloss white base cupboard and drawer units, with complimentary rolled edge work surfaces, stainless steel sink unit with mixer tap, high level cupboards, plumbing for automatic washing machine, vented for tumble dryer, glazed panelled rear door, tiled floor and further full height cupboard incorporating properties utilities.

#### Sitting Room

12' x 9'9" (3.66m x 2.97m)  
With twin glazed panel doors, inset downlighters, oak floor.

#### Magnificent Open Plan Living Kitchen

34'6" x 15'6" kitchen area (10.52m x 4.72m kitchen area )  
Having windows to three aspects including feature 34ft sliding patio doors overlooking gardens, extensive inset down lighters, contemporary style open fire place with raised tiled brick extended hearth and integrated log store, electric blinds throughout.

#### Kitchen Area

15'6" x 10' (4.72m x 3.05m)  
With extensive range of base cupboard and drawer units with Corian work surfaces, one and a half bowl stainless steel sink unit with mixer tap, additional boiling tap with Siemens appliances comprising double oven, dishwasher, fridge freezer, with tiled floor and similarly styled island unit, additional base cupboard and drawer units, inset induction hob.

#### Rear Hall

Accessed from the reception hall is the rear hall leading to the bedroom accommodation with oak floor, inset downlighters, full length range of base cupboards and book cases with shallow full length window feature over. Leads to the...

#### Master Bedroom

15'8" plus wardrobes x 10'6" (4.78m plus wardrobes x 3.20m)  
With full length range of built-in wardrobes, hanging rails, shelves, drawer units, sliding doors, windows to two aspects, oak flooring, inset downlighters, with twin French doors and picture window to gardens, electric blinds, wall light points.

#### En-Suite Designer Bathroom / WC

12' x 8' (3.66m x 2.44m)  
With tiled floor, with stand alone designer bath and pedestal mixer tap, low flush WC with concealed cistern, vanity unit incorporating two wash





hand basins with mixer tap and mirrored splashback, inset downlighters, walk-in shower enclosure with screen, integrated shower unit, chrome heated towel rail, mirrored wall feature, electric blind.

#### Bedroom

12' x 9'9" (3.66m x 2.97m)

With oak floor, double built-in wardrobe with hanging rail, shelves and sliding doors, twin French doors to the gardens, electric blind, inset downlighters.

#### Shower Room / WC

8'6" x 6' (2.59m x 1.83m)

With tiled floor, walk-in shower enclosure with integrated shower unit and screen, wash hand basin with mixer tap inset to vanity unit, low flush WC, chrome heated towel rail, inset downlighters, electric blinds.

#### Bedroom

9'9" x 12'7" (2.97m x 3.84m)

With oak floor, double built-in wardrobe with hanging rail and shelves, sliding doors, twin French doors to rear garden, electric blind, downlighters, oak floor.

#### Bedroom

12'6" x 8'6" (3.81m x 2.59m )

With double built-in wardrobe with hanging rail, shelf, sliding doors, inset downlighters, electric blind, oak floor.

#### Outside (Front)

The property occupies a pleasant secluded position within the centre of Harbury approached via electric timber gates with gravel drive leading to a good sized car standing and turning facility, The front of the property is a principally shaped lawn, paved and gravelled pathway leading to the rear and side and leads to the...

#### Detached Double Garage Block

19'6" x 20' (5.94m x 6.10m)

Being timber built with twin up-and-over doors, electric, light, power point, storage facility within the eaves and storage/office space.

#### Store Room

19'6" x 10'6" (5.94m x 3.20m)

With electric light, power point.

#### Outside (Rear)

The rear of the property is principally laid to lawn with extensive paved patio. The grounds being well screened by established trees and foliage.

#### Parking

Substantial off road car parking.

#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom May 25).





#### [Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

#### [Type of Construction](#)

German design.

#### [Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### [Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### [Services](#)

All mains services are understood to be connected to the property. There is gas but not connected. Heating supplied via heat source pump. Large rainwater tank with pump beneath the garden. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### [Council Tax](#)

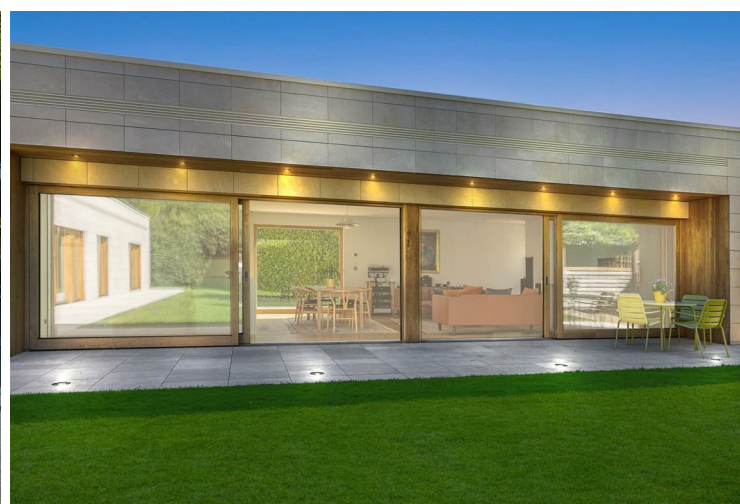
Council Tax Band G.

#### [Location](#)

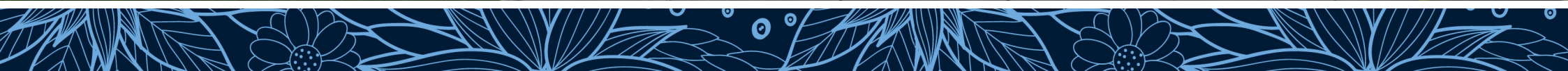
Maddison House  
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Harbury  
Leamington Spa  
CV33 9HN





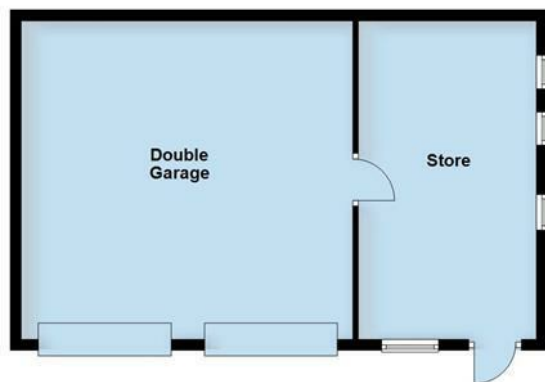




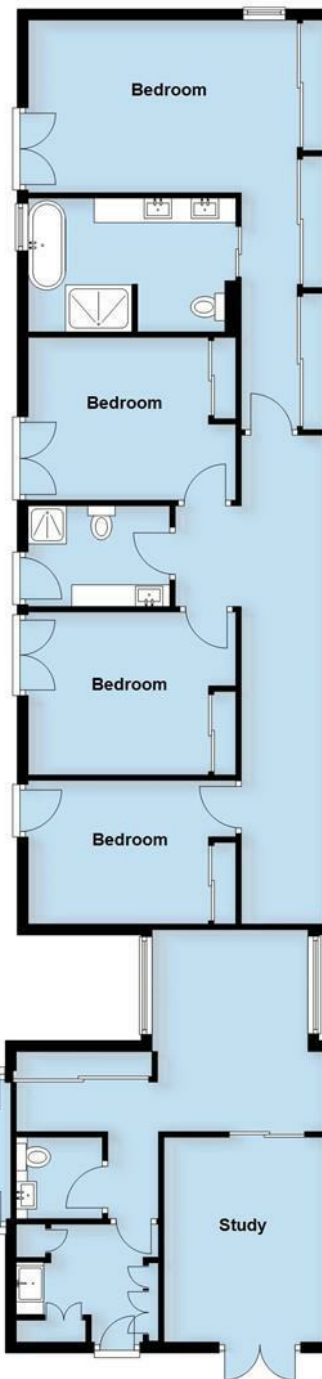




Total area: approx. 180.1 sq. metres (1938.4 sq. feet)  
 This plan is for illustration purposes only and should not be relied upon as a statement of fact.  
 Total area does not include the garage



**Ground Floor**  
 Approx. 180.1 sq. metres (1938.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	85
		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL