



CHURCH STREET, HARBURY

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SALES & LETTINGS



" Monkton Wyld is a charming detached home facing the local All Saints Church in the sought after peaceful yet vibrant village of Harbury. It has a South facing garden and a detached double garage. There is potential for further development on this home subject to planning permission "



A detached home in the centre of Harbury built in the 1980's. The property faces the All Saints Church and comprises; entrance hall, large living room, dining room, kitchen, utility, guest WC, three double bedrooms, en-suite and a family bathroom. The home has a South facing garden, double garage with off road parking for two cars. The frontage is very pretty with a walled garden. Offered No Chain. Harbury is a thriving village with three public houses, a primary school, two shops & more and Harbury is surrounded by beautiful countryside walks.

Description

Hallway

UPVC double glazed door leads into the hallway, which has timber staircase leading to the first floor, there's a wall mounted radiator, a uPVC double glazed window to the front elevation, glazed internal doors lead to the living room, dining room and kitchen. There is also door through to the guest WC.

Guest WC

With toilet, hand basin, vanity storage and mixer tap. There is a uPVC double glazed window and it white towel radiator.

Living Room

A full length living room with uPVC double glazed window to the front elevation enjoying a pleasant view of the local church. A uPVC double glazed door with matching side windows to the garden. There was a gas stove with timber surround. Coving and two radiators.

Dining Room

With two tall uPVC double glazed windows, radiator, coving and an opening through to the kitchen.

Kitchen

Fitted with a in frame shaker style kitchen, which includes quartz worktops, 1 & 1/2 bowl stainless steel sink with mixer tap. Quartz centre island with fitted cupboards. There is a Rayburn which also does the heating, a fitted oven, four ring induction hob, extractor, space and plumbing for dishwasher. There is a uPVC double glazed door to the garden, a uPVC double glazed window to the side elevation and the door to the Utility.

Utility

Timber effect unit with dark worktop, a single round sink with surface mounted mixer tap. Two uPVC double glazed windows and play some plumbing for washing machine and space for an upright fridge freezer.

Landing

Lost touch, door to airing cupboard with the electric hot water tank. Doors to the three bedrooms and bathroom.

Bedroom One

A huge full length bedroom with lots of fitted wardrobes doors and cupboards. There's two dormer style uPVC double glazed windows overlooking the garden. There is a uPVC double glazed window to the front with a beautiful view of the church. There are two wall mounted radiators and door through to en-suite.

En-Suite

Fitted with glass quadrant shower enclosure, thermostatic shower, Roca hand basin with mixer tap, and vanity storage, toilet, white towel radiator, uPVC double glazed window and extractor.

Bedroom Two

Double bedroom with two uPVC double glazed windows and a radiator.

Bedroom Three

A double bedroom with a uPVC double glazed window looking towards the church. There is a wall mounted radiator.

Bathroom

The bathroom is fitted with white suite, including a P-shaped bath which has a curved shower screen, chrome mixer tap with handheld shower attachment. Handbasin, concealed waste toilet and white gloss vanity storage. Electric shaver point, chrome towel radiator,



extractor, uPVC double glazed window, and tiling to splash-back.

Rear Garden

A mature south facing garden with well-kept lawn, contoured bedding areas that are well stocked with flowers, plants and small trees. There is a large area of patio and two secure gates lead to the drive and the side of the property. Door into the garage.

Front Garden

There is a rustic brick wall that retains the property is flagstone steps leading to a path that leads to the canopy front door. The front garden is a mature and well maintained with rockery, area of lawn and well-stocked bedding borders, full of plants, flowers and small bushes.

Double Garage & Parking

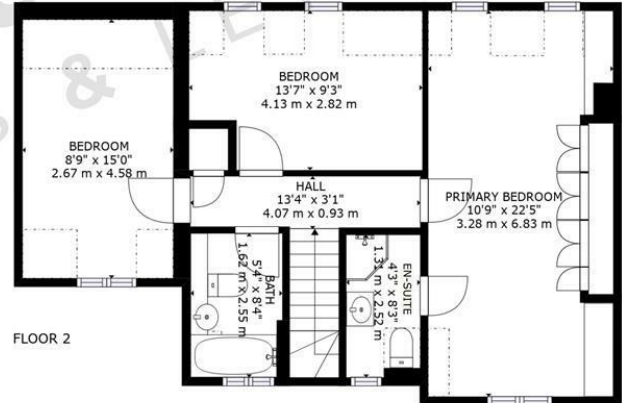
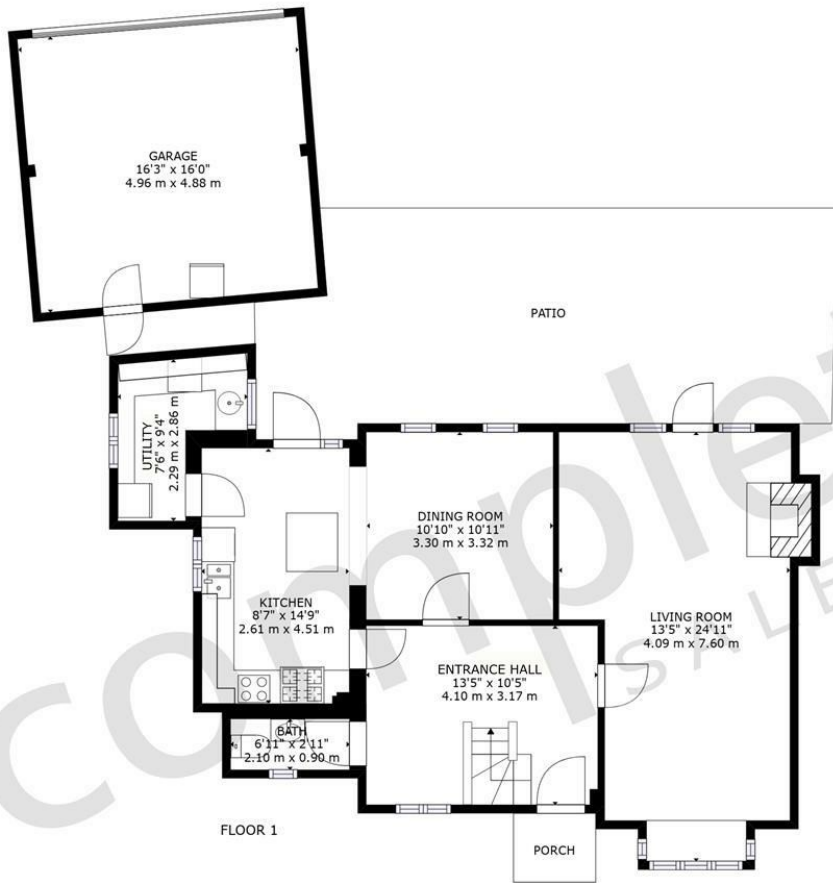
Detached double garage with electric door, power and lighting. There is a pedestrian door also.

Parking in front for two cars side by side.

Location

Harbury has a well deserved 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. The village is a thriving and busy community which boasts a Church of England primary school, doctor's surgery, three public houses, a Post Office, two general stores, a chemist and a hairdresser. A number of other successful businesses operate within the centre of the village or on the small industrial estate on the site of the former water tower. There is a well used village hall, an active church community, a community-run library and café, 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. Harbury is a great commutable location with easy access to the M40, M42 and Fosse Way. Mainline railway stations are within easy reach in (3 Miles away) Leamington Spa, Banbury and Warwick and there is an international airport in Birmingham, about 40 mins drive away.





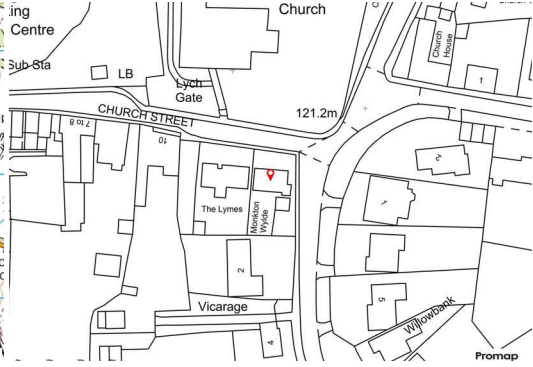
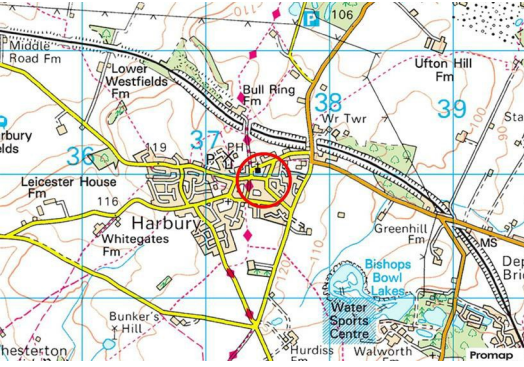
GROSS INTERNAL AREA
 FLOOR 1: 794 sq. ft, 74 m², FLOOR 2: 582 sq. ft, 54 m²
 EXCLUDED AREAS: , GARAGE: 257 sq. ft, 24 m²
 PATIO: 406 sq. ft, 38 m², PORCH: 19 sq. ft, 2 m²
 REDUCED HEADROOM BELOW 1.5M: 100 sq. ft, 9 m²
 TOTAL: 1375 sq. ft, 128 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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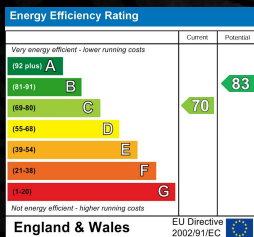


- 1980's Detached Family Home
- Master With En-suite
- Open Plan Kitchen/Diner
- Downstairs WC
- Detached Double Garage
- Three Bedrooms
- Separate Living Room
- Utility
- Family Bathroom
- Village Location



CHURCH STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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