



HAWTIN END, HARBURY

complete ●●●
SALES & LETTINGS





A beautiful Sandstone executive home built by the premier builders David Wilson Homes to the 'Henley' design in the popular Oakfields Development on the fringes of Harbury, with a green play area to the front and countryside to the rear. The spacious 2156 Sqft home comprises an entrance hall, guest WC, living room, dining room, family kitchen, utility, five double bedrooms, two en-suites and a family bathroom. A landscaped rear garden with a pergola, a double garage with 4 car parking spaces and remainder 4 years NHBC. The popular village is thriving with plenty of community activities, 3 local pubs, 2 shops and doctors.



It's in the details...

Entrance Hall

Composite entrance door with central window leads into the hallway, which has Amtico luxury vinyl tiled flooring, stairs lead to the first floor, doors to the dining room family kitchen, storage cupboard, guest WC and internal French doors through to the living room.

Guest WC

With a continuation of the Amtico luxury vinyl tiled flooring, a pedestal hand wash basin with mixer tap, a small radiator, a toilet and a ceiling extractor.

Living Room

A very spacious living room with uPVC double glazed bay window overlooking the community green to the front. High level TV point, two ceiling light points, uPVC double glazed doors with side matching windows lead to the landscaped garden.



Dining Room

A continuation of the Amtico luxury vinyl tiled flooring, a uPVC double glazed window, enjoying the green area with oak trees and a uPVC double glazed bay window to the front enjoying the green. Two wall mounted radiators.

Kitchen Family Diner

A continuation of the luxury vinyl flooring, grey gloss kitchen with chrome handles which include a fitted AEG double oven, large pull-out racking, fitted fridge freezer, fitted dishwasher, slate effect worktops and breakfast bar which include a Rangemaster Corrian style 1 & 1/2 bowl sink with drainer and black mixer tap with filtered water. There is an AEG six ring gas hob, glass splash-back and extractor over. There is under-counter lighting, down-lights, breakfast bar lighting, a uPVC double glazed window to the rear, uPVC double glazed bay window to the side and enjoying the green oak views. There is a uPVC double glazed box bay window with French doors to the garden. there is a wall mounted air-conditioning unit.



Utility

With continuation of the Amtico luxury vinyl tiled flooring, matching kitchen units with grey gloss cupboards with chrome handles, integrated washing machine, slate effect worktop with single bowl stainless steel sink with mixer tap and drainer. Cupboard housing the ideal gas boiler. There is a radiator, an extractor and door to the rear garden.

Landing

A carpeted landing with painted doors that leads through to the five bedrooms and the family bathroom. Door to the cupboard with the large hot water tank. There is a radiator and loft.

Bedroom One

A large master bedroom with a uPVC to glazed window enjoying a view with the garden as well as a uPVC double glazed window enjoying the green view to the side with the protected oak trees. There are two radiators, wall of fitted wardrobes and door to the en-suite.

En-Suite

Amtico tiled effect flooring, pedestal hand wash basin, with a mixer tap, a toilet, a white towel radiator, tiled splash-back, double width shower with glass sliding door and thermostatic shower. There are down-lights, electric shaver point, an extractor and a uPVC window.

Bedroom Two

Spacious double bedroom, with a uPVC double glazed window enjoying the green area to the front and a uPVC double glazed window enjoying the green view with protected oak trees to the side. There is a radiator and door through to the en-suite.

En-Suite

Amtico tiled effect flooring, pedestal hand wash basin, with a mixer tap, a toilet, a white towel radiator, tiled splash-back, double width shower with glass sliding door and thermostatic shower. There is an extractor and a uPVC window.

Bedroom Three

A spacious bedroom with a uPVC double glazed window overlooking the green play area to the front.





There's a radiator and plenty space for bedroom furniture.

Bedroom Four

A spacious bedroom with a uPVC double glazed window overlooking the rear garden. There's a radiator and plenty space for bedroom furniture.

Bedroom Five

A great size 5th bedroom- potentially a small double- which has a uPVC double glazed window overlooking the green play area area to the front and it also has a radiator.

Bathroom

Fitted with Amtico tile effect flooring, double ended deep white bath, with a central mixer tap, pedestal hand wash basin, chrome mixer tap, toilet and a shower enclosure with thermostatic mains shower. Tiled splash-back, a white towel, an extractor and a uPVC double glazed window.

Rear Garden

A landscaped garden, with plenty of sandstone patio, a circular central patio and lawns, stone retained bedding borders gate to the parking. Perimeter brick wall and fencing. Pergola with tiled roof and two grey pull-out windows breaks. Greenhouse.

Parking

Parking for 4-6 cars

Double Garage

Brick-built garage with up-and-door. Power and lighting.

Location

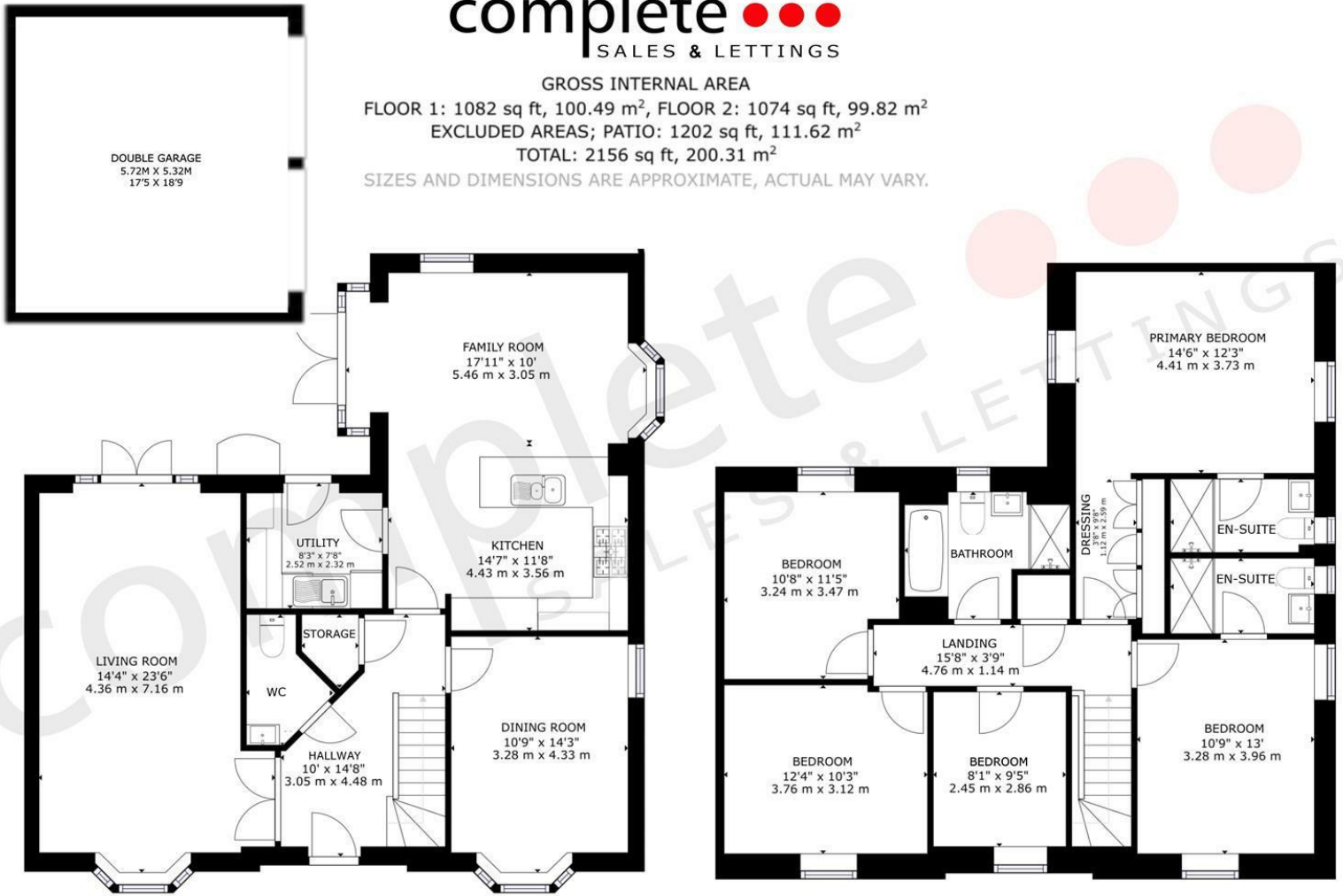
Situated in this popular David Wilson development called the Oakfields - on the outskirts of Harbury. Harbury has a well-deserved reputation as being one of the best communities in Warwickshire and continues to bring the concept of community spirit up-to-date into the 21st century. The village is a thriving and busy community that boasts a Church of England primary school, a doctor's surgery, three public houses, a Post Office, two supermarkets, a chemist and a hairdresser. Several other successful businesses operate within the centre of the village or on the small industrial estate on the



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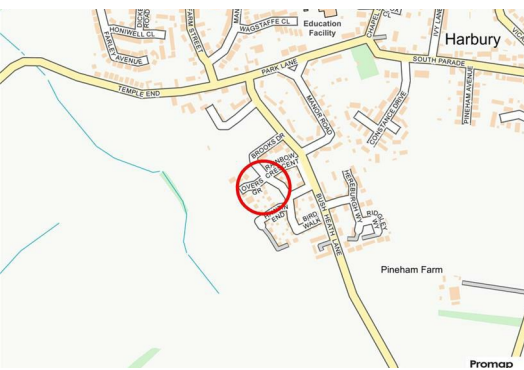
GROSS INTERNAL AREA
FLOOR 1: 1082 sq ft, 100.49 m², FLOOR 2: 1074 sq ft, 99.82 m²
EXCLUDED AREAS; PATIO: 1202 sq ft, 111.62 m²
TOTAL: 2156 sq ft, 200.31 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 (5 Miles away) Leamington Spa, Banbury and Warwick. An international airport in Birmingham is about 40 40-minute drive away.

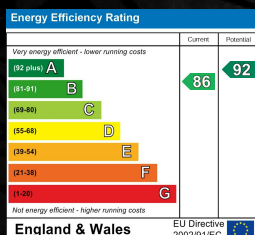


- Detached Family Home
- Large Living Room
- Two En-suite & Family Bathroom
- Village Outskirts Location
- Dining Room & Family Kitchen
- David Wilson 2018 'Henley' Design
- Five Bedrooms
- Landscaped Rear Garden
- Utility & Guest WC
- Green Views Aspects



HAWTIN END, LEAMINGTON SPA

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



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