



## HALL LANE, HARBURY

complete ●●●  
SALES & LETTINGS





"A stunning home, on a leafy peaceful lane in Harbury. The plot is fantastic and the home has been extended and fully renovated, with additions of a garden office, store and a landscaped garden that offers a tranquil haven"





This 1880's Victorian cottage has been extended & renovated by the current owners, resulting in this striking 2000 ft.<sup>2</sup> beautiful country home -Ty Ni, on the exclusive leafy Hall Lane in the sought-after village of Harbury. The property comprises a reception hall, a huge living room with a log-burning fire, an office, a new family kitchen diner, a pantry, a utility and a guest WC. On the first floor of three spacious bedrooms, a master walk-in wardrobe and a Juliet balcony, there is a luxury bathroom with under-floor heating. Outside has stunning gardens, a real haven with that 'on holiday' feel, with outbuildings, which include a secure store, log store, and 3-room home office/gym. To the front of the property is off-road parking for three cars side-by-side. Harbury is a thriving village with three public houses, a primary school, two shops & more and Harbury is surrounded by beautiful countryside walks.

#### Description

##### Entrance Hall

Stylish composite entrance door with double glazed window leads into the entrance hall, with flagstone style grey tiled flooring. Oak storage cupboard and oak cloak storage. UPVC double glazed bay window to the front, wood-burning stove, oak mantle, grey plate radiator, stairs to the first floor. There is a split oak barn-style door to the living room.

##### Living Room

A huge living room with a feature contemporary wood-burning stove being shelf mounted, with space for firewood. There's three double glazed tall height uPVC double glazed windows. There is an oak door to the under-stairs storage cupboard. Down-lights and oak doors to the family kitchen and the study.

##### Study

A good size study, which has a rustic oak desk which is fitted, a white double panel modern radiator, uPVC double glazed window with oak shelving. Down-lighting, TV and telephone points.

##### Family Kitchen

Large uPVC double glazed sliding doors to the patio & beautiful garden. Ceiling sky-light, grey limestone tiled flooring, there is oak doors to the pantry, the kitchen has recently been fitted with a stunning royal green matte finished kitchen, with gold handles, two Bosch fitted oven, five ring Bosch gas hob with 'statement piece' gold extractor over and quartz splash-back. There is wonderful quartz worktop, with a marble & gold vein centre Island, which has electric sockets, pull out drawers, condiment racking and bin housing. There's a twin ceramic sink with brushed gold mixer tap, downlighting, internal glazed window to the living room, split oak barn door to the utility. Wet system underfloor heating.

##### Utility

With uPVC double glazed window to the garden, oak split stable door to the garden, matching Royal Green units with gold handles and matching quartz worktops, a large dropped Belfast sink with gold mixer tap and quartz splash-backs, there is even a mezzanine dog bed. There is space and plumbing for a washing machine, plumbing for a dishwasher, continuation of the grey limestone flooring, down-lights, extractor, storage alcove, an oak door to the guest WC. Wet system underfloor heating.

##### Guest WC

Continuation of the grey limestone tiled flooring, toilet, vanity storage unit with hand-basin and Gold tap. There is a Worcester gas fired combination boiler, blue brick tiling, storage cupboard and feature stylish wallpapered wall. There is a uPVC double glazed window. Wet system underfloor heating.

##### Landing

A very spacious landing, pull-down ladder to the boarded loft area. Over stairs useful oak storage cupboard with shelving. There is a light-well for natural lighting, and oak doors through to the three bedrooms and family bathroom. There are down-lights and feature chandeliers with chrome & LED. Oak balustrade with steel spindles. There is an oak handrail with LED lighting.

##### Bedroom One

Huge double bedroom, with two tall uPVC double glazed windows, a uPVC double glazed Juliet balcony with railings looking over the roof and garden. There is bedside hanging lighting, down-lights, a fitted oak corner shelf, a TV point and oak doors to a walk-in wardrobe.

##### Bedroom Two

Spacious double bedroom with two uPVC double glazed sash windows to the front, down-lights, Oak fitted wardrobe, high-level TV point. White modern radiator.

##### Bedroom Three

Double bedroom with a uPVC double glazed sash windows to the front, down-lights, high-level TV point. White modern radiator.

##### Bathroom

Stunning luxury bathroom tiled in travertine with two Velux windows, there is an oak vanity unit with a quartz worktop and two surface-mounted, ceramic sinks with wall-fitted chrome mixer taps. A walk-in shower enclosure with mains rain-head thermostatic shower. There is a toilet, floor-standing bath with wall-fitted brushed chrome mixer tap and handheld shower attachment. There is down-lighting, an





extractor and a uPVC double glazed frosted window with a useful shelf. With electric underfloor heating.

#### Rear Garden

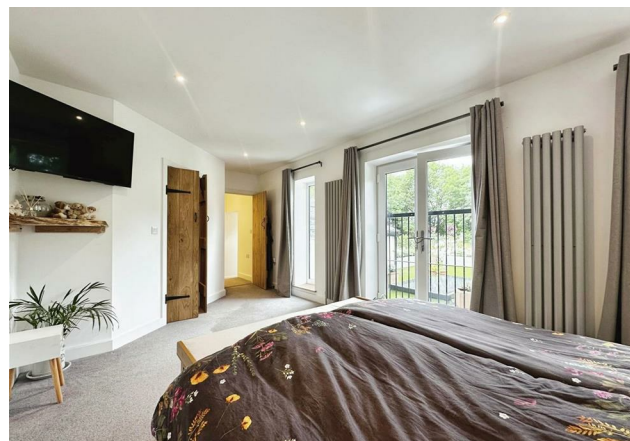
The garden is a landscaped haven, with a huge patio, stone-built walls with concrete copings and deep beautifully planted flowerbeds. There is an area of lawn, surrounded by beautiful flowers, plants and small trees. There is a timber-clad storage shed. There is a resin walkway that goes past vegetable boxes, a vegetable garden, a greenhouse and a large wood store. The bottom of the garden also has a large work-from-home office which could be used as a gym which is plastered with a radiator, Karndean tiled flooring, and down-lights. There is a timber gated area with further tiled flooring which is a great area for bins and bikes. With a further gate to the front drive.

#### Front & Parking

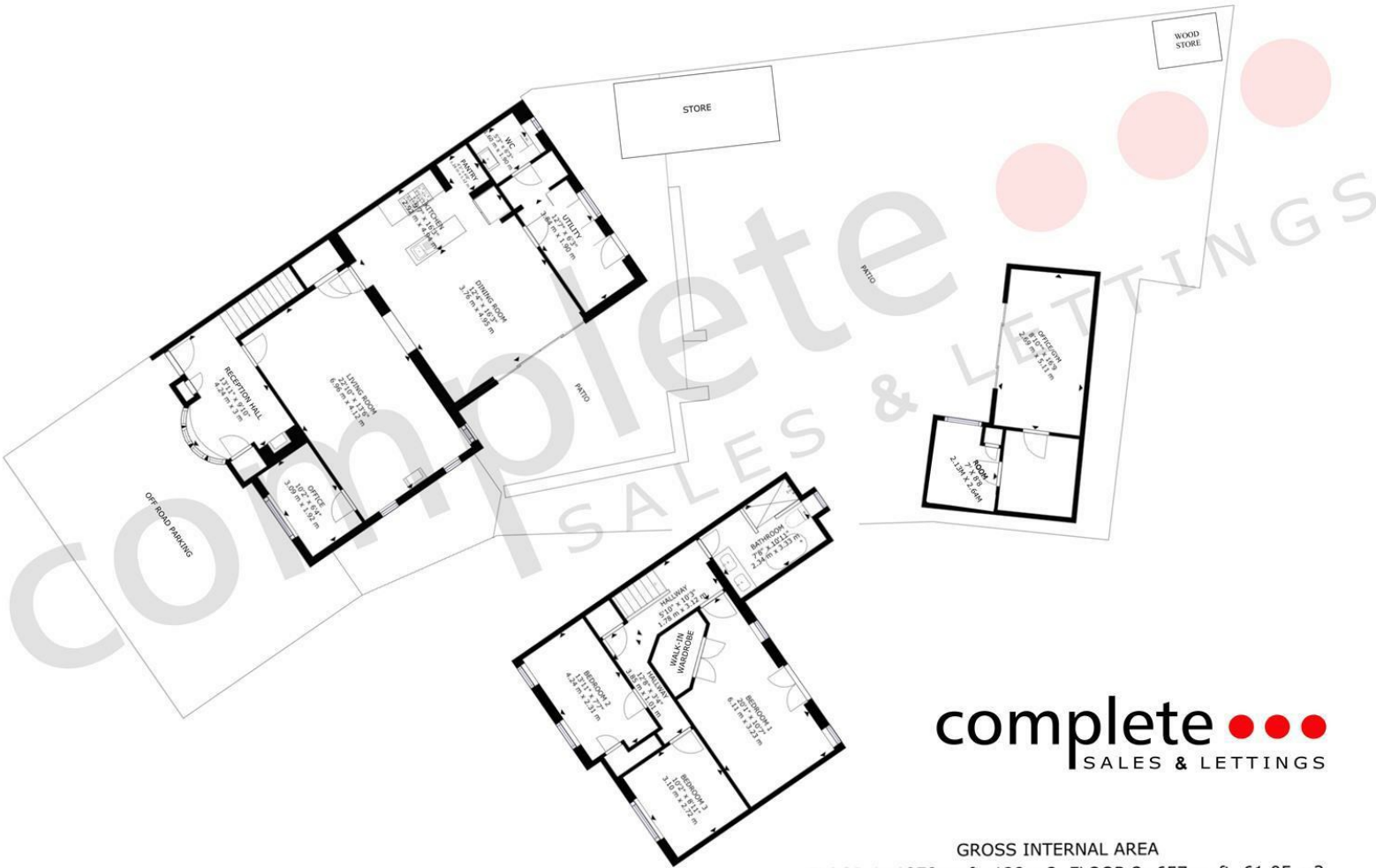
Resin drive for parking three cars side-by-side with slabbed pathways. Side with timber fencing, and pretty brick wall with railings to the other side.

#### 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, a 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 (3 Miles away) Leamington Spa, Banbury and Warwick and there is an international airport in Birmingham, about 40 minutes drive away.







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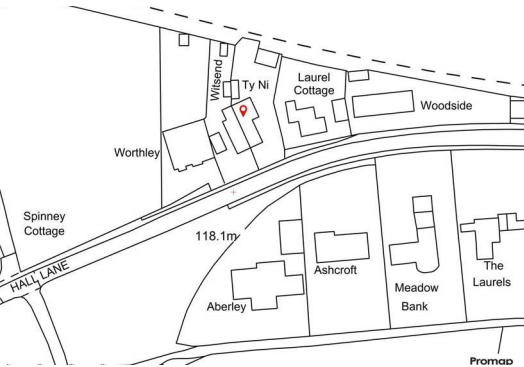
GROSS INTERNAL AREA  
 FLOOR 1: 1378 sq ft, 128 m2, FLOOR 2: 657 sq ft, 61.05 m2  
 TOTAL: 2035 sq ft, 189.05 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





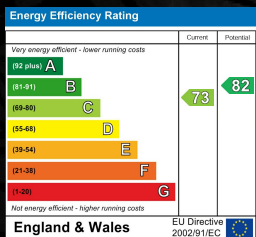


- 1880's Extended Cottage
- Three Spacious Bedrooms
- Reception Hall
- Off Road Parking 3 Cars
- Office, Utility & WC
- Renovated- Over 2000 sqft
- Luxury Bathroom
- Large Living Room
- Family Kitchen Diner
- Outbuildings & stunning Garden



## HALL LANE, LEAMINGTON SPA

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



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 sales@complete247.co.uk  
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