



Compton House High Street, Harbury

Leamington Spa

Offers Over **£800,000**





Compton House High Street

Harbury, Leamington Spa

Spacious 3-bed Harbury home (over 2,800 sq ft) with flexible layout, large family room, two kitchens, off-road parking, and great redevelopment potential in a sought-after village location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Over 2,800 sq ft of versatile accommodation
- Unique High Street position in the heart of Harbury
- Significant potential for redevelopment or reconfiguration
- Impressive family room with mezzanine level (800+ sq ft)
- Three well-proportioned double bedrooms
- Off-road parking for multiple vehicles



Living Room

18' 4" x 14' 7" (5.58m x 4.44m)

Dining Area

15' 7" x 13' 8" (4.74m x 4.16m)

Kitchen 1

11' 6" x 16' 8" (3.50m x 5.07m)

Kitchen 2

15' 9" x 5' 0" (4.81m x 1.52m)

Family Room

22' 1" x 23' 10" (6.74m x 7.27m)

Mezzanine

23' 8" x 11' 6" (7.22m x 3.51m)

Bedroom 1

19' 3" x 17' 8" (5.87m x 5.38m)

Bedroom 2

14' 5" x 10' 7" (4.39m x 3.23m)

Bedroom 3

11' 0" x 12' 2" (3.35m x 3.72m)

Bathroom

15' 0" x 10' 8" (4.56m x 3.26m)





OFF STREET

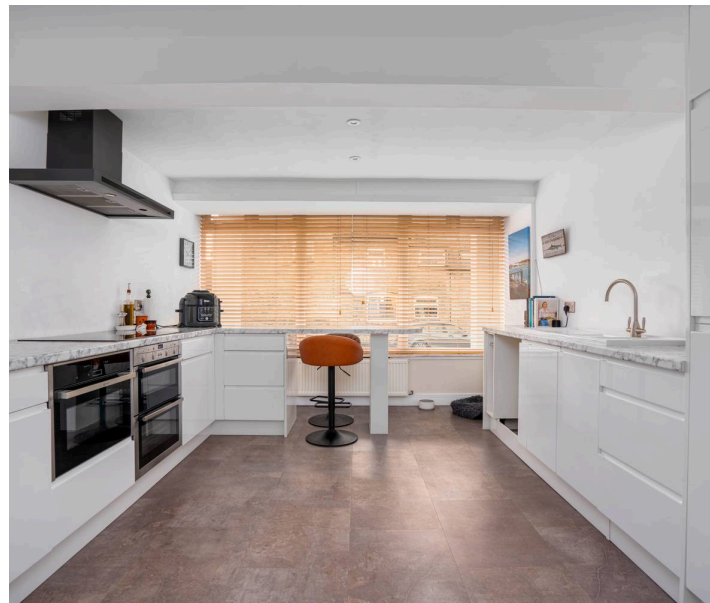
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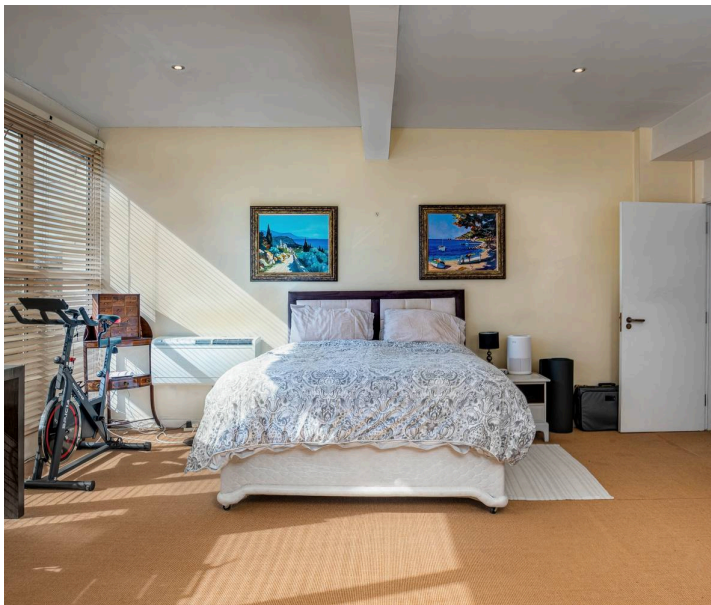
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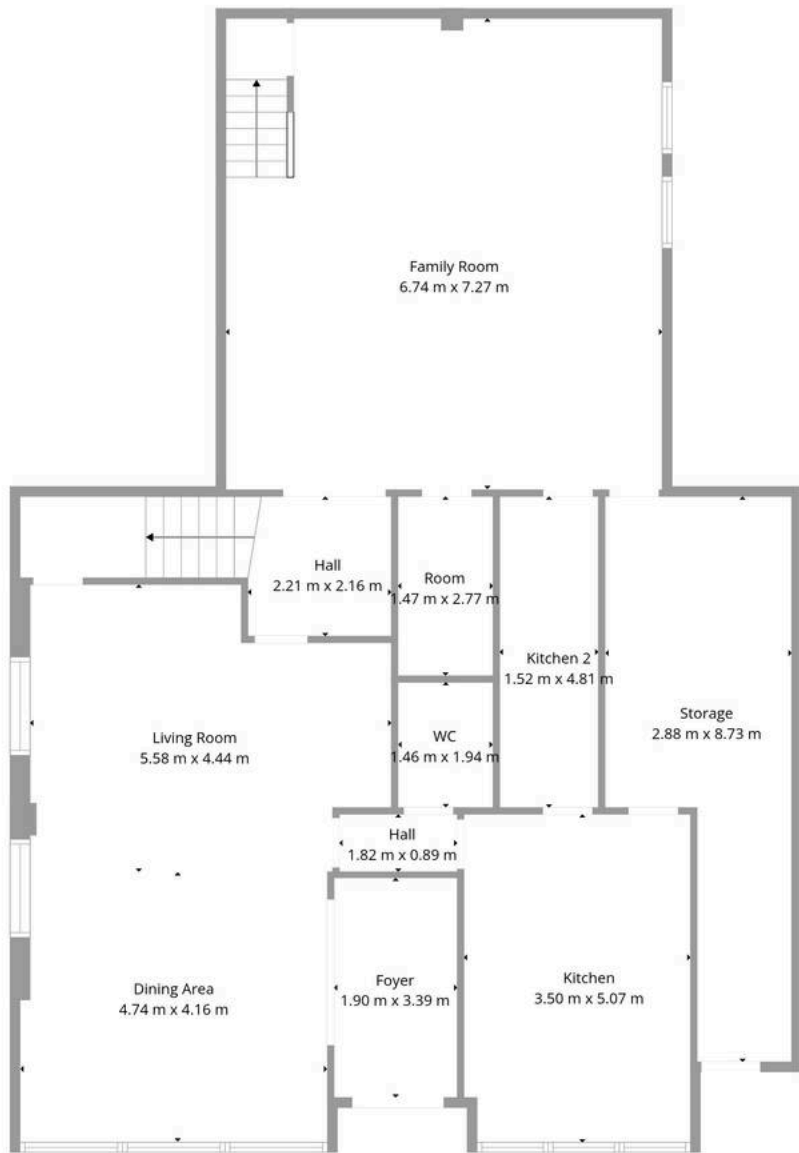


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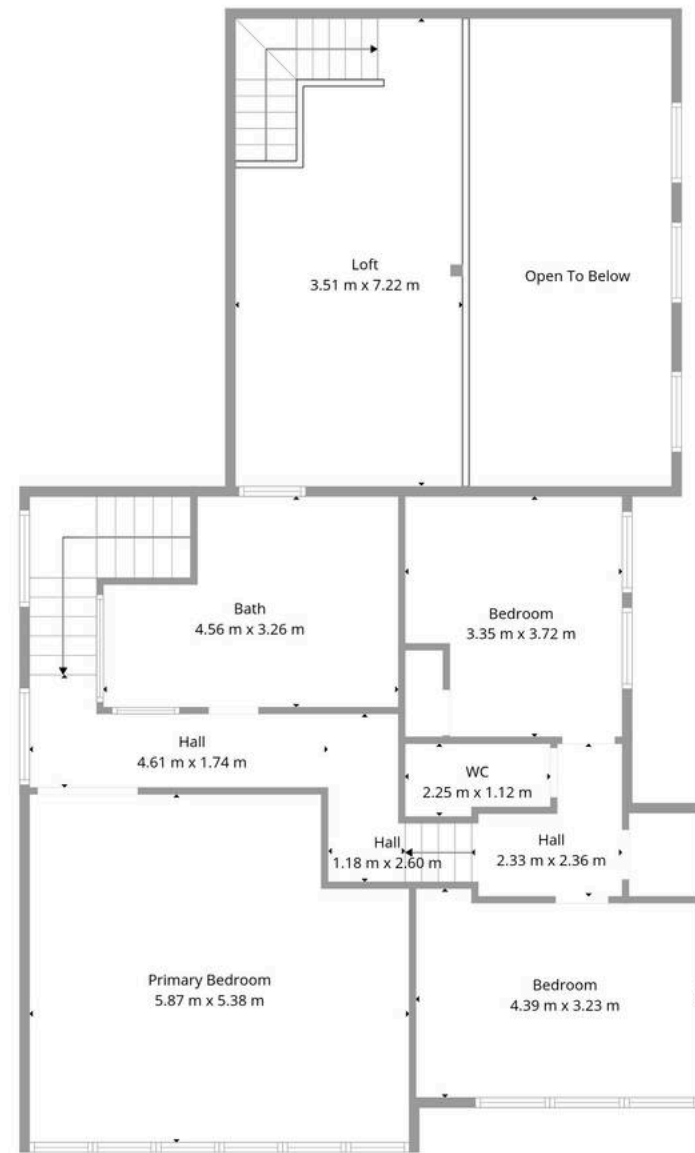
DRIVEWAY







1st Floor



2nd Floor

TOTAL: 262 m²
 1st floor: 145 m², 2nd floor: 117 m²
 EXCLUDED AREAS: STORAGE: 20 m², LOW CEILING: 12 m², OPEN TO BELOW: 15 m²,
 WALLS: 17 m²



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