



Church Street Cottage Church Street Harbury
Two Bedroom Terraced
£300,000



KLEINMANN
PROPERTIES

A beautifully presented two bedroom character cottage with exposed beams, offering accommodation over three floors. Located in the heart of the highly sought after village of Harbury, the cottage blends character with modern day living all within walking distance of excellent local amenities, and presents an ideal opportunity for first time buyers or those seeking a village lifestyle.

Ground Floor

Sitting Room 11' 9" x 10' 10" (3.57 x 3.30)

An inviting space rich in character featuring exposed beams, elegant oak-effect flooring and a bespoke window shutter. The room centres around a feature brick-built fireplace with electric flame effect fire on hearth and oak effect lintel.



Kitchen 10' 4" x 9' 2" (3.14 x 2.80)

A beautifully appointed kitchen providing a selection of cabinets with complementing wood effect worktops. Fully equipped with an electric oven, gas hob and extractor over. A white 1.5 bowl sink with drainer and mixer tap and four-way light fitting, stone effect flooring and practical storage cupboard. An attractive stable door provides access to the rear garden.

A bright landing with a rear-facing window and useful storage cupboard leads to:





First Floor

Bedroom One. 13' 10" x 10' 3" (4.22 x 3.12)

A generous bedroom with an abundance of charm complete with feature fireplace, exposed beams and soft wall lighting. The room offers practicality with integrated wardrobes, additional storage cupboard, exposed beams, and a pleasant outlook to front aspect.

Bathroom

A contemporary well present white suite with bath and overhead rain shower over, tiled flooring, a pedestal wash hand basin with mixer tap and a low level WC.

There is a window with blind, on landing with outlook to rear garden, a further storage cupboard and a turn on stairs leading up to the second floor.

A further staircase leads to the upper floor.

Second Floor

Bedroom Two 11' 5" x 9' 1" (3.47 x 2.77)

A delightful second bedroom with the added character of exposed beams and a bright front-facing outlook. The room benefits from built-in storage to the eaves maximising the space perfectly.

Outdoors

Courtyard Garden

Stepping out from the kitchen's stable door, the property boasts a low-maintenance south facing decked courtyard garden. The outdoor space includes a dedicated storage unit and secure gated access to a side passageway leading to the front of the property



Location

Harbury is a highly desirable and thriving village with a strong sense of community. Approximately five miles from Royal Leamington Spa and only three miles to junction 12 of the M40. The village offers excellent facilities including two small supermarkets, milkshed, post office, doctors' surgery, library and cafe, beauty & nail salon, hairdresser, and chemist, along with a choice of public houses and a village club. The village hall offers various entertainment and events including the village show, local theatre performances and film viewings. There are over ten sporting clubs and over twenty community groups based in and around the village including rugby, tennis, football, cricket, scouts, guides, and amateur dramatics. The village has a primary school, a pre-school and a day nursery.

Harbury is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. London can be easily reached from Harbury in ninety minutes with frequent trains from Rugby to Euston or Banbury to Marylebone. Regular direct services to Solihull, Birmingham, Manchester, Sheffield and York run from nearby Leamington Spa. Harbury is also well placed for a wide range of state, private and grammar schools.

Council Tax – Band B £1,964.84 per annum

EPC – Band E

All room measurements are for guidance only.

Viewing - Is highly recommended and must be viewed to appreciate the property in its entirety. Viewings are strictly by appointment.



[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

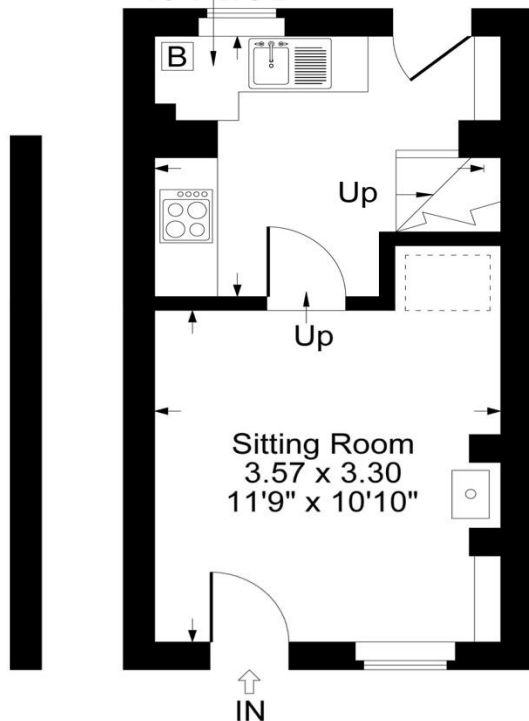
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

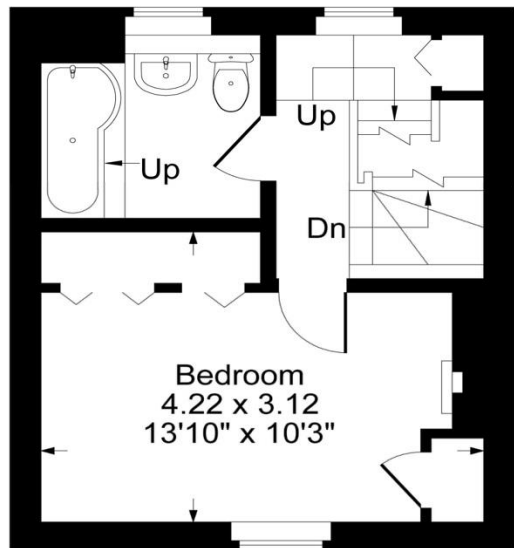
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

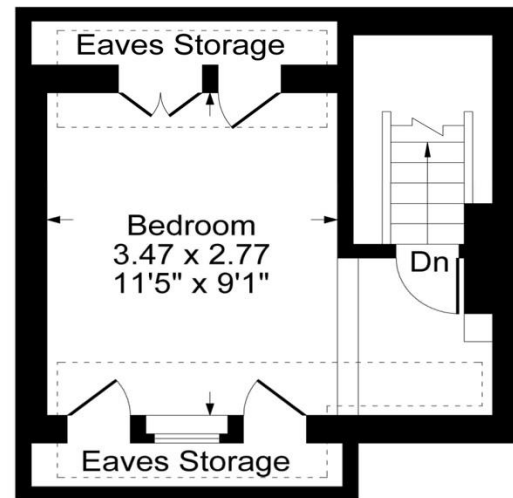
Kitchen
3.14 x 2.80
10'4" x 9'2"



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 21.51 sq m / 232 sq ft
 First Floor = 22.11 sq m / 238 sq ft
 Second Floor = 15.57 sq m / 168 sq ft
 Total Area = 59.19 sq m / 638 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Denotes restricted head height