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2, Treens Close, Harbury, Leamington Spa



A substantial, modern, four double bedroom detached family home, situated in this superb edge of village location. Offering well proportioned and balanced accommodation with double garage.

#### Briefly Comprising;

Canopy porch, large entrance hallway with cloakroom, ground floor WC, square living room with bi-fold doors to garden, family room/third reception, study with fitted display shelving, dining/kitchen with large central island and bi-fold doors to garden, utility room. Master bedroom with dressing area and en-suite shower room, further double bedroom with en-suite. Two further double bedrooms. White fitted bathroom. Upvc double glazing, air source heat pump powering heating with under floor heating to the ground floor. Lawned and patioed gardens to two sides to the rear. Brick block paved driveway providing plenty of off road parking and detached double garage.

#### Treens Close

This particular property boasts a highly practical and well proportioned and thought through layout and occupies a fantastic village location, situated on the periphery of the ever popular and convenient Harbury.

Harbury offers a significantly larger variety of amenities than most typical villages. Situated just off the Fosse, offering easy access to Leamington, Warwick and regions beyond, and is consistently popular for all buyers of all ages and stages.

#### The Property

Is approached via brick block paved driveway with pathway leading to canopy porch.

#### Canopy Porch

With composite double glazed entrance door with glazed panels to either side, leading to...

#### Reception Hallway

With dog-leg staircase rising to first floor landing, herringbone wood look flooring, downlighter points to ceiling, door to useful cloaks cupboard, further door to...

#### Ground Floor WC

Fitted with a white low level WC with concealed cistern, wall hung wash hand basin set into vanity cupboard with splashback tiling, tiled floor, downlighter points to ceiling, extractor.





#### Living Room

16'2" x 15'9" (4.93m x 4.80m)

With bi-fold doors leading to the patio to the rear, and two multi pane style double glazed windows to side elevation, downlighter points to ceiling.

#### Family Room/Third Reception

14'5" x 11'6" into bay (4.39m x 3.51m into bay)

With multi pane style upvc double glazed bay window to front elevation.

#### Study

12'2" x 8'6" into bay (3.71m x 2.59m into bay)

With upvc multi pane style double glazed bay window to front elevation, display book shelving to one wall.

#### Dining/Kitchen

20'4" x 14'10" (6.20m x 4.52m)

Being fitted with a range of white, high gloss wall and base units, with complementary solid working surface over, with upstands and underslung stainless steel one and a half bowl sink with mixer tap, inset four point AEG induction hob, with AEG double oven to side, concealed full height refrigerator, slim drinks fridge, concealed AEG dishwasher, downlighter points to ceiling, multi pane double glazed window to rear elevation, bi-fold doors to garden, further multi pane style upvc double glazed windows to side, downlighter points to ceiling, door to useful understairs store cupboard.

#### Utility Room

8'6" x 6'3" (2.59m x 1.91m)

With matching wall and base units, with sink drainer to mixer tap,

working surface with upstands, space and plumbing for washing machine, space for tumble dryer, concealed full height freezer, extractor, partially double glazed upvc door to side elevation.

#### First Floor Landing

Hatch to roof space, cupboard containing insulated hot water cylinder, further double doors to airing cupboard.

#### Master Bedroom One (Front)

##### Bedroom Area

12'8" x 13'7" (3.86m x 4.14m)

With upvc double glazed window to front elevation, radiator, door to en-suite and opening to adjacent.

##### Dressing Area

10'11" x 5'4" (3.33m x 1.63m)

With obscure upvc double glazed window to front elevation, double radiator.



#### En-Suite

Fitted with a double walk-in shower, with Hansgrohe fixed rainwater style showerhead and additional hand held shower attachment, low level Villeroy & Boch WC with concealed cistern, Villeroy & Boch wash hand basin set into vanity storage with mono-mixer, with splashback tiling, tiled floor, upvc obscure double glazed window to side elevation, chrome radiator towel rail, downlighter points to ceiling.

#### Bedroom Two (Rear)

12'10" x 13'11" (3.91m x 4.24m)

With upvc double glazed window to rear elevation, radiator, door to...

#### En-Suite Shower Room

Fitted with a double shower cubicle, with Hansgrohe fixed rainwater style shower head with additional hand held shower attachment,

Villeroy & Boch wash hand basin with mono-mixer set into floating vanity unit, Villeroy & Boch low level WC with concealed cistern, chrome radiator towel rail, splashback tiling, downlighter points to ceiling, tiled floor.

#### Bedroom Three (Rear)

13'2" x 12' (4.01m x 3.66m)

With upvc multi pane style double glazed window to rear elevation, radiator.

#### Bedroom Four (Front)

12'7" x 9'1" (3.84m x 2.77m)

With upvc multi panel double glazed window to front elevation, double radiator.

#### Family Bathroom

Fitted with a double ended bath with central filler, low level WC with

concealed cistern, wash hand basin, corner shower cubicle, fixed rainwater style shower head, additional hand held to shower attachment, downlighter points to ceiling, splashback tiling, tiled floor, chrome radiator towel rail.

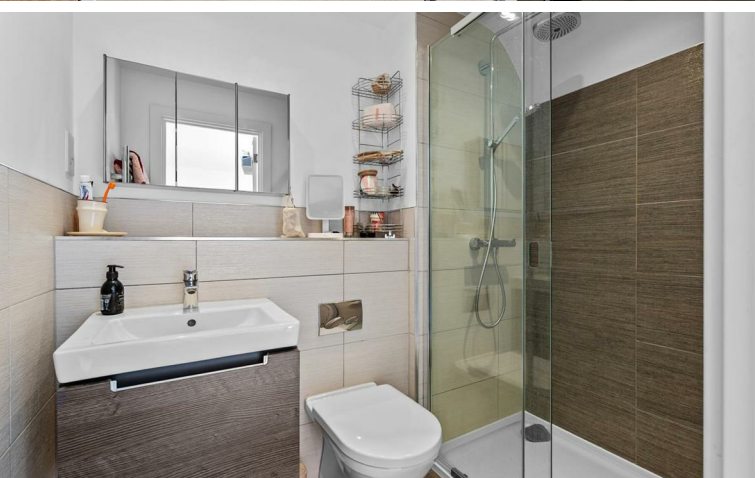
#### Outside (Front)

To the front of the property is a brick block paved driveway, path leading to front door, double garage and gated side access to the rear garden.

#### Outside (Rear)

To the rear of the property is an L-shaped lawned rear garden with paved patio area and pathway with outside lighting, surrounded in the main by timber fencing and hedging.





#### Double Garage

20'2" x 19'5" (6.15m x 5.92m)

With twin up-and-over doors, power and light as fitted, personal door to the garden.

#### Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

#### Special Notes

We understand the Treens Close properties form part of a private

road where there is an annual maintenance charge of approximately £500 per annum, to include insurance of the public areas, maintenance of common parts and a private foul pumping station etc. We advise you to get your conveyancer to verify these details.

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property

with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

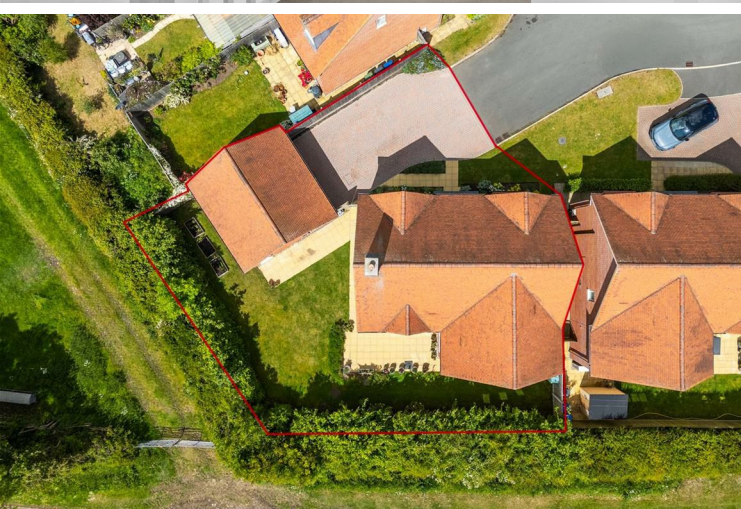
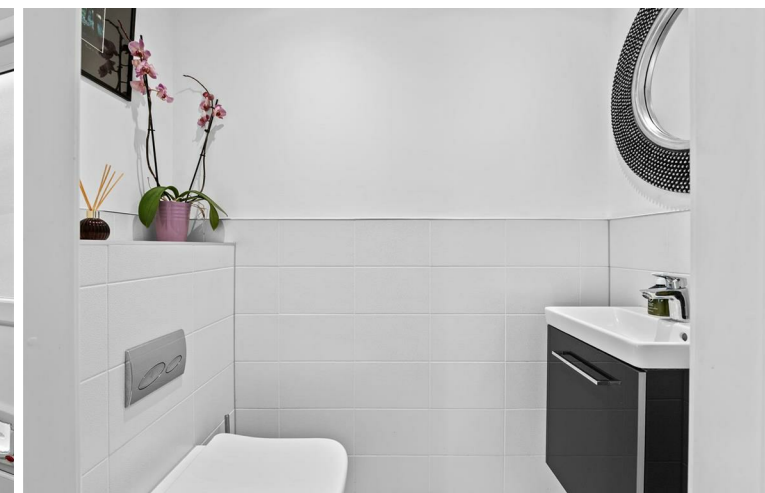
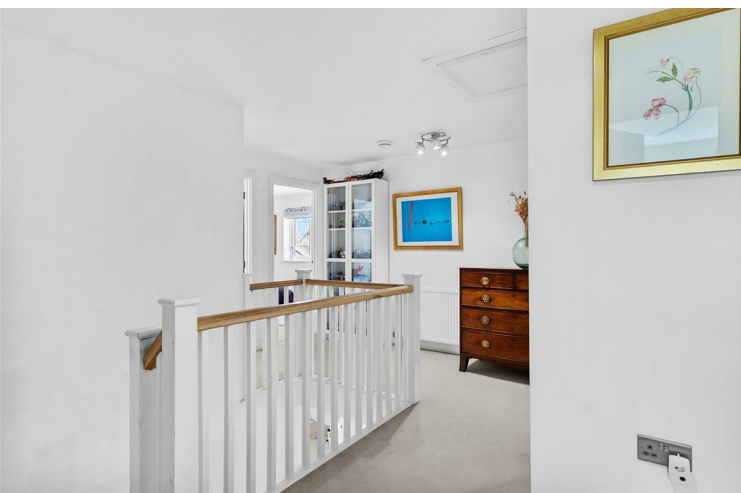
#### Council Tax

Council Tax Band G.

#### Location

CV33 9EX







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) <b>A</b>		86	100+
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



Total area: approx. 222.6 sq. metres (2396.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area includes the Garage