

Brooks Drive, Harbury, Leamington Spa

Leamington Spa

Offers Over

£650,000

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 2

Ref: CS18239

An exceptional, energy-efficient five-bedroom executive home built by David Wilson Homes. Occupying a prime position on the fringe of the highly sought-after village of Harbury, this substantial three-storey family residence beautifully combines space, style, and modern sustainability.

Inside, the generous layout boasts a bay-fronted lounge, a dedicated utility room, and the true hub of the home: a bright, open-plan kitchen/dining room seamlessly extending into a fabulous conservatory. On the first floor, you will find three impressive double bedrooms—including a luxurious principal suite with a walk-through dressing area and en-suite—alongside a contemporary family bathroom. The top floor houses two further double bedrooms, one featuring its own en-suite shower room.

Outside, the property benefits from a beautifully landscaped rear garden, detached single garage, and ample driveway parking. Positioned opposite an open green, the home is enhanced by solar panels with battery storage, providing significant energy efficiency benefits.

Ground Floor
Canopy Porch & Entrance Hallway: Feature panelled entrance door opening into a welcoming reception hallway. Complete with wood-effect flooring, understairs storage cupboard, additional built-in storage, central heating radiator, and stairs rising to the first floor.
Cloakroom / WC: Fitted with a modern two-piece white suite comprising a low-level WC and wash hand basin with mixer tap and tiled splashback. Wood-grain effect flooring extending through from the hallway and central heating radiator.
Lounge (5.49m x 3.36m / 18'0" x 11'0"): A spacious, elegant reception room featuring a UPVC double glazed bay window to the front elevation, feature fireplace, and two central heating radiators.
Kitchen / Dining Room (7.63m x 4.50m / 16'6" x 13'3"): The heart of the home, offering an extensive range of wall and base units with grey wood-grain effect worktops, matching upstands, and plinth lighting. Integrated appliances include a gas hob with extractor hood, electric double oven, dishwasher, and fridge freezer. UPVC double glazed window overlooking the rear garden. Open-plan flow directly into:
Conservatory (3.40m x 2.39m / 11'2" x 7'10"): A fantastic addition providing extra living space with UPVC double glazed windows to the side and rear, and French doors opening onto the rear garden.
Utility Room: Fitted with matching units and worktops to the kitchen, incorporating an inset stainless steel sink with mixer tap. Space and plumbing for a washing machine and tumble dryer. Wall-mounted boiler concealed within matching cabinetry, central heating radiator, and external door leading directly to the side driveway.
First Floor
First Floor Landing: Stairs ascending to the second floor, central heating radiator, built-in cupboard housing the pressurised hot water system, and doors leading to:
Master Bedroom Suite (5.14m x 2.54m max / 16'10" x 11'7" max): A luxurious principal bedroom with UPVC double glazed window to the front elevation and central heating









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Craig Sharman

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