



KLEINMANN
PROPERTIES

South Parade, Harbury
Two Bedroom Character Cottage
£355,000

Holly Cottage is a charming two-bedroom character cottage ideally situated in the very heart of Harbury village and is ideal for first time buyers or those looking to downsize. The property comprises, sitting room, dining room, kitchen, bathroom, two bedrooms, en-suite WC and garden.

Ground Floor

Entrance Hall

Front door leads in where there is access to the ground floor rooms and stairs to the first floor landing.

Lounge 12' 7" x 10' 4" (3.84 m x 3.15 m)

With exposed beams adding character and warmth to the property, whilst the fireplace is a focal point. There are dual aspect windows to the front of the property and to the garden, situated alongside the property. The lounge has a hidden under stair alcove providing bookshelves and hidden cloakroom and shoe store. Wall lighting adds to the ambiance and the flooring is tiled.

Kitchen 13' 2" x 10' 3" (4.01 m x 3.12 m)

Having a selection of floor and wall cabinets, including two corner glazed cabinets with complementing hardwood worktops and tiled splashbacks. Integrated appliances include Lamona oven and four-way electric hob, under counter fridge and freezer and composite sink with drainer and chrome swan neck mixer tap with shelving either side. There is a four way chrome lighting and the floor tiling continues through.

Dining room 7' 7" x 7' 6" (2.31 m x 2.28 m)

Archway from kitchen leads through to the dining room where there are dual aspect windows and French doors leading out to the garden and patio. There is a three-way chrome light ceiling light with opaque glazed lamp covers and the flooring continues through.





Bathroom 7' 7" x 6' 0" (2.31 m x 1.82 m)

A fully tiled bathroom having white suite comprising bath with shower over, wash hand basin on vanity cupboard with chrome mixer tap and mirror over, low level WC, tiled flooring continuing through and opaque glazed light fitting to ceiling.

First Floor Landing

Stairs from the entrance hall lead up to the landing where there is a north facing window adding to natural daylight within the cottage.

Bedroom One 13' 5" x 12' 6" (4.09 m x 3.8 m)

Having dual aspect windows to the front aspect and garden, beams to ceiling and pendant light fitting.

Bedroom Two 10' 11" x 9' 6" (3.34 m x 2.89 m)

With beamed ceiling, window with outlook to garden and en-suite WC with wash hand basin and

En Suite WC 4' 5" x 3' 1" (1.34 m x 0.93 m)

With low level WC and wall hung wash hand basin.

Outdoors

Gated access from the front aspect leads through to paved footpath to the front door. Alongside the French doors to the dining room is a patio area and garden which is mainly laid to lawn with perimeter hedge. A further steel gate leads through to the passageway leading to out store.



Location

Harbury is a highly desirable and thriving village that has 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 is one of six community venues and 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 (with before and after school care), 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.

All room measurements are for guidance only.

Council Tax Band D

The property has no upward chain and is vacant possession.

Viewing: Highly recommended





Energy rating and score

This property's energy rating is D. It has the potential to be B.

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

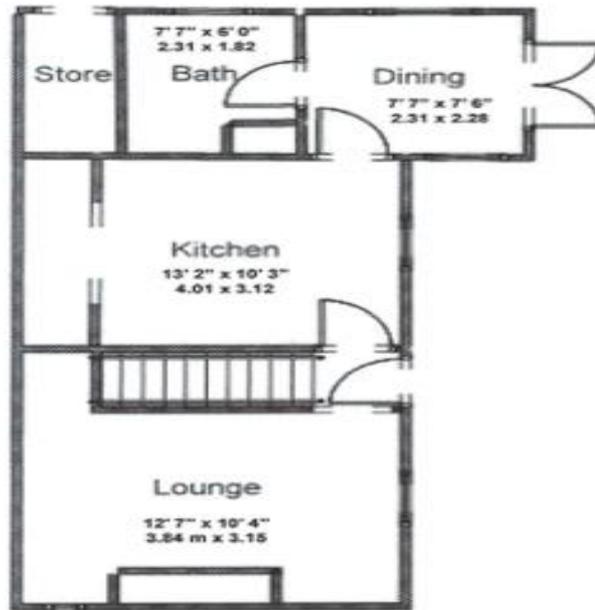
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

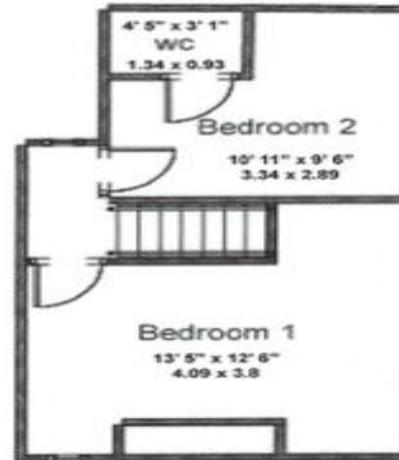
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



Ground Floor



First Floor

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