



Hall Lane Harbury CV33 9HG  
Two Bedroom Detached Home

£425,000



**KLEINMANN**  
PROPERTIES



Fairweather is an individual property, contemporary in design with added character and has much to offer with vaulted ceilings, exposed brickwork and an array of features including under floor heating with separate thermostatic controls, blinds by Hillary's are fitted throughout. Situated among unique properties, on Hall Lane this property is ideal for those looking to downsize or looking for their first home in much sought-after Harbury village.

The property comprises Sitting/Dining/Sunroom, Breakfast Kitchen, downstairs Cloakroom, two bedrooms and family bathroom. Outdoors, an electric sliding gate opens to a gravel drive with double garage and partitioned garden area where you can walk around the perimeter to a further garden and patio. You may also catch sight of Muntjacs and other wildlife in the woods behind the property.

### **Ground Floor Entrance Hall**

The Entrance Hall is centrally located with a pendant light and glass shade, tiled flooring and incorporates the cloakroom. There is direct access to the sitting room, kitchen and stairs to the first-floor landing.





## Cloakroom

A lovely oak effect door with chrome handles leads through to the cloakroom where the tiled flooring continues from the entrance hall. There is a white low-level WC with extractor over, wash hand basin on vanity cupboard with chrome mixer tap, tiled splash-back, touch control mirror over and pendant light fitting. Chrome furniture including toilet roll and towel holders and there is also an integrated storage cupboard.

## Sitting/Dining/Sunroom 25 '0" x 11 '2" (7.61 x 3.41)



Fully glazed oak effect door with chrome furniture leads into a lovely space with under floor heating, dual aspect windows all double openers, and blinds to windows, wall lighting and wood effect flooring, presenting a sitting room for relaxation. A formed archway with exposed brickwork separates the sitting room from the dining/sunroom, where there are triple dual aspect windows, with blinds and vaulted ceiling with Velux allowing plenty of natural daylight. There is a pendant light fitting and French doors leading out to the patio and garden.



## **Kitchen/Breakfast Room 16'3" x 11'3" (4.95 x 3.42)**

A fully glazed oak effect door with chrome furniture leads into the kitchen with tiled flooring continuing through from hallway with under floor heating. A selection of attractive cabinets by Howden's run the length of the kitchen with soft closers, full length storage cupboard and integrated appliances including fridge/freezer, double oven, four burner gas hob, with extractor over and dishwasher. There is a 1.5 stainless steel sink with swan neck mixer tap and double window with openers over. Down lights to ceiling provide the lighting, with additional pendant light fitting, ideal for the dining table. A double window with openers and blackout blinds, offers outlook to front aspect of the property and French doors lead out to the second patio.

## **First Floor Landing**

An attractive U shaped spindle staircase with oak banister, leads up to the first-floor landing where there is a double window with openers and blinds to front aspect. There is wall lighting, pendant light fitting and vaulted ceiling with skylights.





### **Bedroom One 13 '10" x 11 '2" (4.22 x 3.41)**

An attractive room with vaulted ceiling and stylish Sharps integrated wardrobes with soft closers, having hanging, shelving and a selection of drawers. Dual aspect windows provide plenty of natural daylight with double openers to the front aspect and a triple window opposite all with blinds and a pendant light fitting,

### **Bathroom**

A white bathroom suite, having curved bath with shower over, and additional handheld shower on chrome bar taps. There is a low-level WC and wall hung wash hand basin on cabinet with chrome mixer tap. A glass vanity cabinet sits over with touch light and there is a heated towel rail, chrome toilet roll holder and hand towel holder. There is tiled flooring and the wall is fully tiled to bath area and tiled to half height with mosaic border to the remainder. There is a vaulted ceiling with skylight, an extractor and downlights to ceiling.



### **Bedroom Two – 12 '1" x 11 '3" (3.68 x 3.43)**

Having triple aspect windows with openers and blinds, pendant light fitting and vaulted ceiling.



## Outdoors

On approach to the property a garden gate opens to the footpath leading to the front door and a footpath runs the perimeter of the property where there is gated access to garden and patio. Alongside the front of the property an electric gate opens to a gravel driveway where there is a double garage and a partition screening the second patio, where there are planted borders and French doors to the kitchen.

The garden area to the Sunroom, has a patio to the French doors and the garden is laid to lawn with planted borders and footpath to the property perimeter.

## Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa, the village offers excellent facilities including village stores, milkshed, post office, doctors' surgery, library and chemist along with a choice of public house. The village hall offers various entertainment including film viewings. There are various clubs and activities to take up, including rugby, tennis and amateur dramatics. The village has a primary school and pre-school facilities.







It is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. Rail links to London Marylebone run from Royal Leamington Spa and Banbury stations. Euston can be reached from nearby Coventry. 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 E  
**EPC Rating** B

**Viewing** Is very highly recommended and strictly by appointment .

**Energy rating and score**

This property’s energy rating is B. It has the potential to be A.

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

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

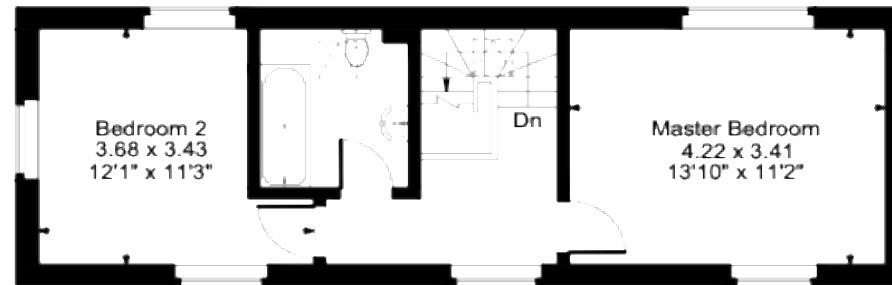
The graph shows this property’s current and potential energy rating.

**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.

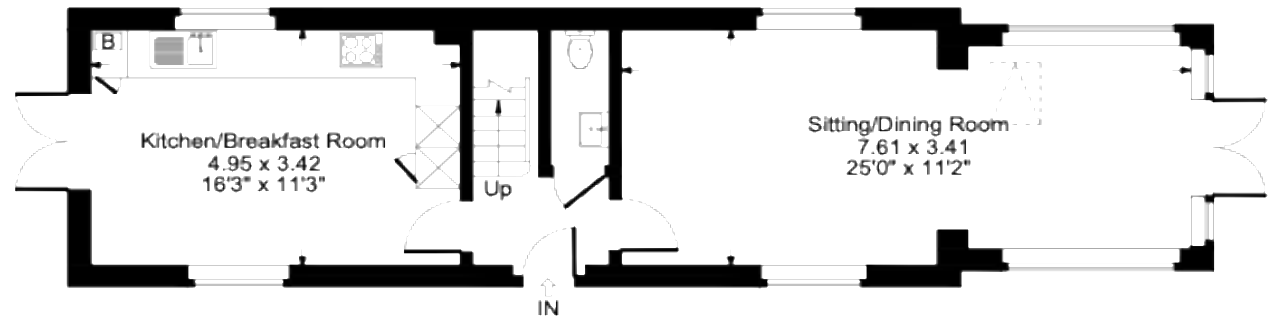
For properties in England and Wales:

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

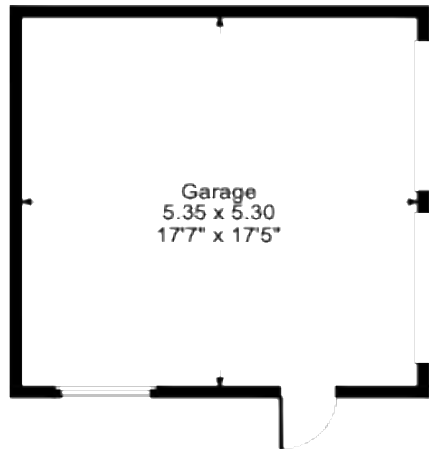




First Floor



Ground Floor



Garage

Approximate Gross Internal Area = 87.40 sq m / 940.76 sq ft

Garage = 28.35 sq m / 305.15 sq ft

Total Area = 115.75 sq m / 1245.91 sq ft

Illustration for identification purposes only,  
measurements are approximate. not to scale.