



5 Henry's Place  
Harbury | Leamington Spa | Warwickshire | CV33 9UN

# STEP INSIDE

## 5 Henry's Place

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### Accommodation summary

Located within a private and secure gated courtyard of just five properties, 5 Henry's Place is a beautifully presented detached home offering a superb blend of contemporary style and comfortable family living, designed by award-winning Tyack Architects. The property is set within the desirable village of Harbury and benefits from generous proportions throughout, high-quality finishes, and a thoughtfully designed layout ideal for modern lifestyles. With its light-filled interiors, landscaped garden, and versatile living spaces, this home provides both privacy and convenience in an exclusive setting.

### Ground Floor

The property is entered via a welcoming hallway leading to a spacious living room with elegant proportions and garden views. Engineered oak wood flooring and underfloor heating create a sense of luxury and warmth. The heart of the home is the impressive kitchen and dining area, fitted with stylish cabinetry, integrated appliances, and ample workspace, seamlessly flowing into a bright garden room with glazing on multiple sides and direct access to the patio. A well-appointed utility room and hobby space/workroom adds everyday practicality, while a versatile study provides the perfect setting for home working or could easily serve as an additional ground floor bedroom. Another generously sized reception room is currently arranged as a comfortable living space, enhanced by the convenience of its own en-suite, ideal for guests, multi-generational living, or a private suite. A beautifully appointed w.c. completes the ground floor accommodation.

### First Floor

The first floor hosts a generously proportioned principal bedroom, thoughtfully designed to maximise both comfort and functionality. This impressive space benefits from a luxury en-suite bathroom and ample fitted wardrobes, offering excellent storage without compromising on floor area.

A light and airy landing space offers the potential for work or leisure activities and another well-proportioned double bedroom, with a contemporary en-suite shower room completes the accommodation on this floor.

















# OUTSIDE

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## Outside

The wrap-around landscaped rear garden is predominantly laid to lawn with well-stocked borders and a paved terraces ideal for outdoor dining and entertaining. The garden offers a high degree of privacy and a peaceful setting. To the front, the property benefits from landscaped gardens, a private drive with space for four cars as well as a carport, and shared garden store.

## Location

Harbury is a highly regarded Warwickshire village offering a strong sense of community and a range of local amenities including shops, pubs, and a primary school as well as a doctors and pharmacist. The property is well positioned for access to Leamington Spa, Warwick, and Junction 12 of the M40 all within 15 minutes making it ideal for commuters while enjoying a village lifestyle.





### Services, Utilities & Property Information

Tenure - Freehold

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Air Source Heat pump

Broadband - Superfast broadband speed is available in the area - we advise you to check with your provider.

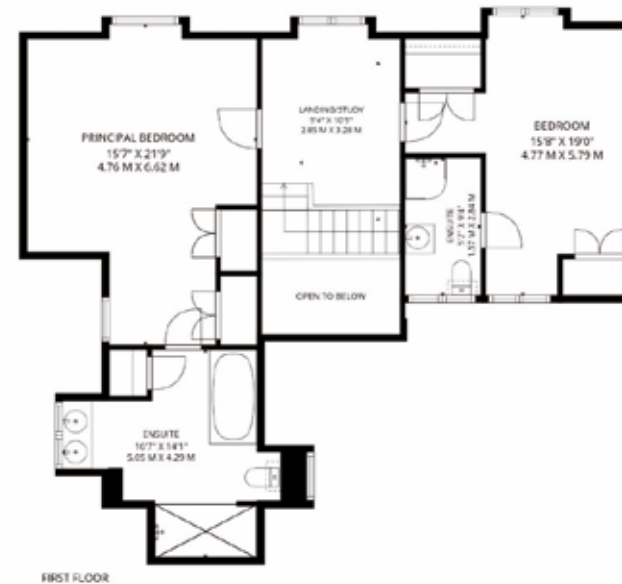
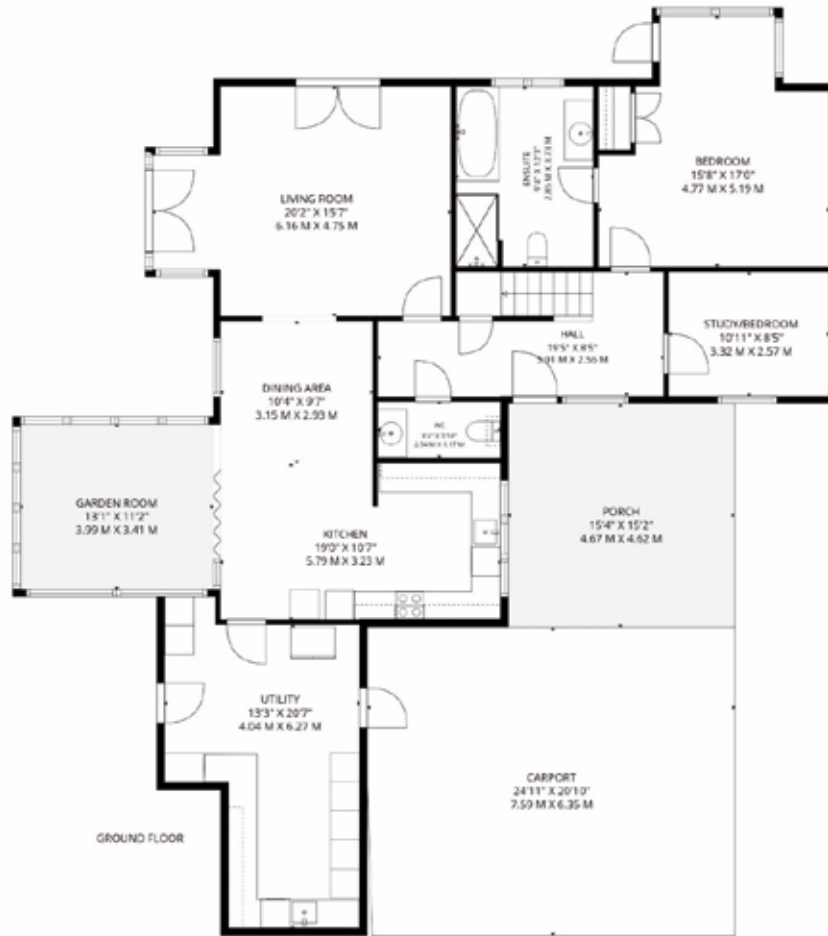
Mobile Signal/Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider

Parking - Driveway for four cars. Double carport.

### Special Notes

The property is subject to restrictive covenants and forms part of a managed development. Communal charges are shared between five properties in the development. Estimated annual cost is approximately £500.





GROSS INTERNAL AREA: 2440 sq ft, 227 m2  
 LOW CEILINGS & OPEN TO BELOW: 106 sq ft, 9 m2  
 CARPORT: 518 sq ft, 48 m2

OVERALL TOTALS: 3064 sq ft, 284 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





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