



**Connells**

Phoenix House High Street  
Harbury Leamington Spa



## Property Description

Steeped in history and charm, Phoenix House dates back to around 1730 and was once a thriving butcher's shop. Converted in 1978 and recognised as a Grade II listed property in 1987, the home blends period character with versatile family living and is approx. 2,378 Square Feet.

Inside, the property offers a wealth of space across its flexible layout. A welcoming sitting room boasts an impressive inglenook fireplace, while the family room is warmed by a wood burner. A separate dining room provides an ideal setting for entertaining, complemented by a generous kitchen/breakfast room perfect for everyday family life.

On the first floor, the master suite enjoys a built-in storage cupboard and a spacious en-suite with both bath and shower cubicle. Bedroom two is also found on this level, along with the main family bathroom.

On the second floor, there are two further bedrooms and an additional storage cupboard - ideal for growing families.

Externally, the home is enhanced by practical outbuildings, including a separate laundry and cycle room. The walled garden is a delight, featuring a solid glass-covered well, seasonal wisteria in spring and fragrant honeysuckle in summer. A private driveway with EV charging point completes the offering.

Situated in the heart of Harbury village, this unique home combines character, history, and convenience - all within easy reach of excellent transport links

## Approach

The front door is located to the front of the property which leads into the entrance hallway. There is also a gate to the side of the property which gives access to the driveway, outbuildings and a door which leads into the kitchen.

## Entrance Hallway

Welcoming entrance hall with stairs rising to the first floor and an under stairs storage cupboard, with doors to the lounge and family room.

## Lounge

15' 8" max x 16' 5" ( 4.78m max x 5.00m )

Spacious, light and airy lounge. Benefiting from an Inglenook fire place with stone wall surround, and

exposed beams. With a feature stone wall and wood flooring, a radiator, windows to front, side and rear aspect with secondary glazing as well as doors leading to the garden.

## Family Room

14' 5" x 16' 5" ( 4.39m x 5.00m )

Having exposed beams, wood burning stove, wooden flooring and a radiator. With original door leading into the dining room, a door to the Breakfast kitchen and windows to front and rear aspects with secondary glazing.

## Dining Room

9' 8" max x 17' 9" max ( 2.95m max x 5.41m max )

With vaulted ceiling, a radiator, two velux windows, two further windows to rear aspect, French doors leading to the garden and a door to the downstairs cloakroom.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to side elevation.

## Breakfast Kitchen

17' 4" max x 13' 2" max ( 5.28m max x 4.01m max )

Fitted with a range of base units with complementary hardwood work surfaces over and tiling to the splash back areas, incorporating a Belfast sink. Having a Rangemaster with six gas burner, water softener and plumbing for a dishwasher and freestanding fridge/freezer. Housing the Worcester boiler which was fitted in 2022 and also comprising exposed beams, down lights to ceiling, a radiator, windows to front, side and rear aspect and a door leading to the garden.

## First Floor

The stairs lead from the hallway, with a window to



front aspect with secondary glazing and doors to bedrooms 1 and 2 as well as the family bathroom.

## Bedroom One

14' 5" x 16' 2" ( 4.39m x 4.93m )

Generously sized master bedroom having exposed beams, wooden flooring, two built-in wardrobes, a radiator, windows to front and rear aspects with secondary glazing and a door to;

## En-Suite

Four piece suite fitted with a wash hand basin, free standing bath, separate walk-in shower and a W/C. Having partly tiled walls, tiled flooring, a heated towel rail and a double glazed window to rear aspect.

## Bedroom Two

16' 7" x 8' 3" ( 5.05m x 2.51m )

Double bedroom with exposed beams, wooden flooring, a radiator and a window to rear aspect.

## Bathroom

Four piece suite fitted with a wash hand basin, free standing bath, separate shower and a W/C. Having partly tiled walls, wooden flooring, a heated towel rail and a window to front aspect with secondary glazing.

## Second Floor

With generous built-in storage cupboard and doors to bedrooms 3 and 4.

## Bedroom Three

14' 2" RHH x 12' 3" RHH ( 4.32m RHH x 3.73m RHH )

Double bedroom having wooden flooring, a radiator, additional electric heated towel rail and a window to side aspect with secondary glazing.

## Bedroom Four

14' 9" x 11' 9" ( 4.50m x 3.58m )

Double bedroom with built-in cupboards, a radiator, additional electric heated towel rail and a window to side aspect with secondary glazing.

## Garden

Generously sized mature and private garden, being mainly laid to lawn and wall enclosed. Having a patio area.

## Outbuildings; Laundry Room

10' 9" x 11' 7" ( 3.28m x 3.53m )

Providing space and plumbing for a washing machine and tumble dryer, with fitted base units incorporating a sink and drainer unit. Having a storage heater and two windows to the front aspect.

## Store Room

11' 7" x 10' 9" ( 3.53m x 3.28m )

Providing ample storage space and comprising a storage heater and door leading to the driveway.

## Parking

Having a gated driveway providing off street parking for two cars.

## Garden

A further wooden gate opens into a private walled garden - a tranquil retreat ideal for relaxing or entertaining. The garden is mainly laid to lawn with well-established borders, complemented by seasonal planting, with striking wisteria in spring giving way to fragrant honeysuckle in summer. A sandstone patio runs alongside the lawn and features a six-metre well, beautifully preserved beneath reinforced glass. To one side sits a purpose-built log store with tiled roof, installed in 2024 and complete with a 15-year guarantee. A discreet French drain system has also been fitted across the rear patio, ensuring rainwater drains neatly into the well

## Seller's Comments

Phoenix House has been a wonderful family home for us over more than a decade. At the centre of the village it's been a popular meeting point for our children as they have grown up: just a few metres safe walk from school, shops, library, bus stop and pubs. At the same time it is a quiet and cosy home, with a large walled garden. The rooms are full of character and space, and the outbuildings we've rebuilt provide essential family storage and laundry facilities.





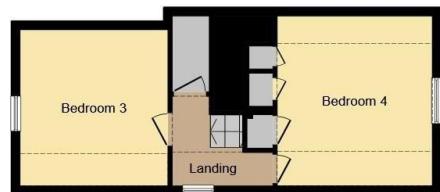




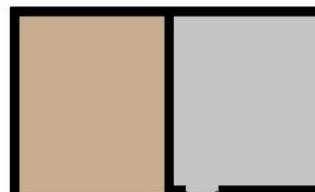
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

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EPC Rating: C  
 Council Tax  
 Band: F

Tenure: Freehold

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