



Phoenix House High Street, Harbury

Leamington Spa

Guide Price **£800,000**





Phoenix House High Street

Harbury, Leamington Spa

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Grade II listed detached cottage dating back to circa 1730
- Character-filled home with original period features throughout
- Four spacious double bedrooms across multiple floors
- Walled private garden with historic illuminated well feature
- Multiple reception rooms ideal for entertaining and family living
- Central Harbury High Street position with off-road parking
- Available no chain



Living Room

19' 11" x 17' 7" (6.06m x 5.35m)

Family Room

17' 10" x 17' 7" (5.43m x 5.37m)

Dining Room

18' 6" x 9' 6" (5.64m x 2.89m)

Kitchen

12' 9" x 17' 7" (3.89m x 5.37m)

WC

Master Bedroom

15' 9" x 17' 7" (4.81m x 5.36m)

En-suite

12' 9" x 10' 9" (3.88m x 3.27m)

Bedroom 2

17' 7" x 9' 1" (5.36m x 2.78m)

Bedroom 3

15' 9" x 15' 11" (4.81m x 4.85m)

Bedroom 4

13' 11" x 15' 9" (4.24m x 4.79m)

Bathroom

11' 4" x 8' 1" (3.45m x 2.46m)

Laundry Room

13' 9" x 13' 2" (4.18m x 4.01m)

Storage Room

12' 6" x 13' 3" (3.81m x 4.03m)





GARDEN

OFF STREET

2 Parking Spaces

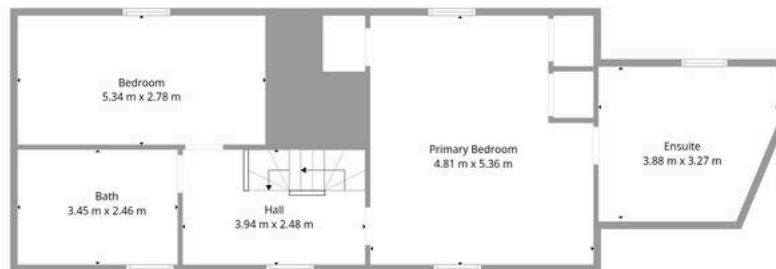
EV CHARGING

1 Parking Space

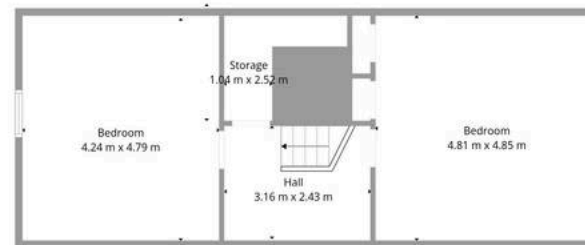








2nd Floor



3rd Floor



1st Floor

TOTAL: 241 m²
 1st floor: 122 m², 2nd floor: 75 m², 3rd floor: 44 m²
 EXCLUDED AREAS: STORAGE: 17 m², COURTYARD: 53 m², LOW CEILING: 19 m²,
 WALLS: 24 m²



Hawthorn and Co

Hereburgh Way, Harbury - CV33 9NR

01926 919553

hello@hawthornandco.co.uk

<http://www.hawthornandco.co.uk>

