



Queens Close, Harbury

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Queens Close, Harbury, Leamington Spa

**** VIRTUAL TOUR AVAILABLE **** Offered to the market for the first time in over 30 years this four bedroom family home on Queens Close is nestled within the charming village of Harbury, with beautiful countryside views. In brief the accommodation offers; entrance hallway, kitchen, utility, downstairs WC, kitchen, living/dining room, conservatory, four bedrooms, master with en-suite, family shower room, rear garden, front garden, driveway and garage.

This home is positioned on a quiet cul-de-sac in Harbury within walking distance to all amenities. Harbury also offers a number of local shops, thriving businesses, a school and three public houses.

Entrance Hall

Step into a spacious and welcoming entrance hall, featuring plush carpeting and a generously sized under-stairs storage cupboard. The area is enhanced by a central heating radiator and elegant wall lighting, creating a warm and inviting atmosphere. Stairs lead gracefully to the first floor, while doors provide access to the guest WC, kitchen, utility room, and lounge.

Kitchen & Utility

Spacious kitchen breakfast overlooking the garden, fitted with a range of high and low level units offering ample storage, modern worktops and colourful tiles splashbacks. Integrated appliances include; sink with drainer and mixer taps, oven, four ring induction hob, fridge and freezer and dishwasher

Fitted with high and low level storage units incorporating sink and drainer unit. Plumbing and space for washing machine, wall mounted boiler, door off to the side window to the side.



Living/Dining Room

The property boasts a spacious, fully carpeted lounge, beautifully presented with ceiling spotlights and stylish wall-mounted lighting. A large double-glazed window to the front aspect fills the room with natural light while offering delightful, uninterrupted views across the Warwickshire countryside. Additional features include central heating radiators and an attractive gas fire with a stone surround, creating a warm and inviting focal point. Patio doors lead seamlessly into a generous conservatory, perfect for enjoying the surrounding views year-round. The dining area flows effortlessly from the lounge, creating an open and sociable living space. This area benefits from a double-glazed window to the rear aspect, central heating radiator, ceiling spotlights, and complementary wall lighting, making it ideal for both everyday dining and entertaining.

Downstairs WC

Part tiled including toilet fitted within white wall unit with storage cupboard, floating wash basin with chrome mixer tap, chrome towel radiator and extractor.

Conservatory

A further reception room fitted with power, lighting, tiled flooring and UPVC french doors out into the garden.

Stairs Rising To First Floor Landing

Carpeted stairs with banister leading to the first floor landing including access to loft via hatch and pull down ladder, door to airing cupboard housing the hot water tank and doors flowing off to all four bedrooms and shower room.

Master Bedroom With En-Suite

A large double room with UPVC double glazed window overlooking the rear garden, ceiling pendant and wall mounted radiator. There is then a door through to the en-suite which is mainly tiled including a three piece suite with 'P' shaped bath with shower over and glass screen and toilet and wash basin fitted with a vanity unit also benefiting from storage.

Bedroom Two

Further double room fitted with UPVC double glazed window, wall mounted radiator and pendant light point.

Bedroom Three

Double bedroom fully carpeted with central heating radiator ceiling light point double glazed window to the front elevation overlooking unobstructed views of the Warwickshire countryside.

Bedroom Four

The fourth bedroom is a well-proportioned double, featuring built-in cupboards with hanging rails and shelving, providing excellent storage. The room is fully carpeted and benefits from a central heating radiator, ceiling light point, and a double-glazed window to the rear elevation, allowing for plenty of natural light.

Family Bathroom

The family bathroom is beautifully appointed and fully tiled, offering a sleek and modern finish. It features ceiling spotlights, a contemporary vanity unit with ample drawers and cupboard storage, and a wall-mounted mirrored cabinet. Additional fittings include a low-level flush WC, ceramic wash hand basin with mixer tap, extractor fan, and a stylish chrome heated towel radiator.

A spacious shower enclosure with sliding doors and a luxurious rainfall shower completes the space, while a double-glazed obscured glass window to the rear elevation provides natural light and privacy.

Garden

A secure part walled, part fenced garden mainly lawned with mature trees and shrubs around the boarder.



Driveway & Garage

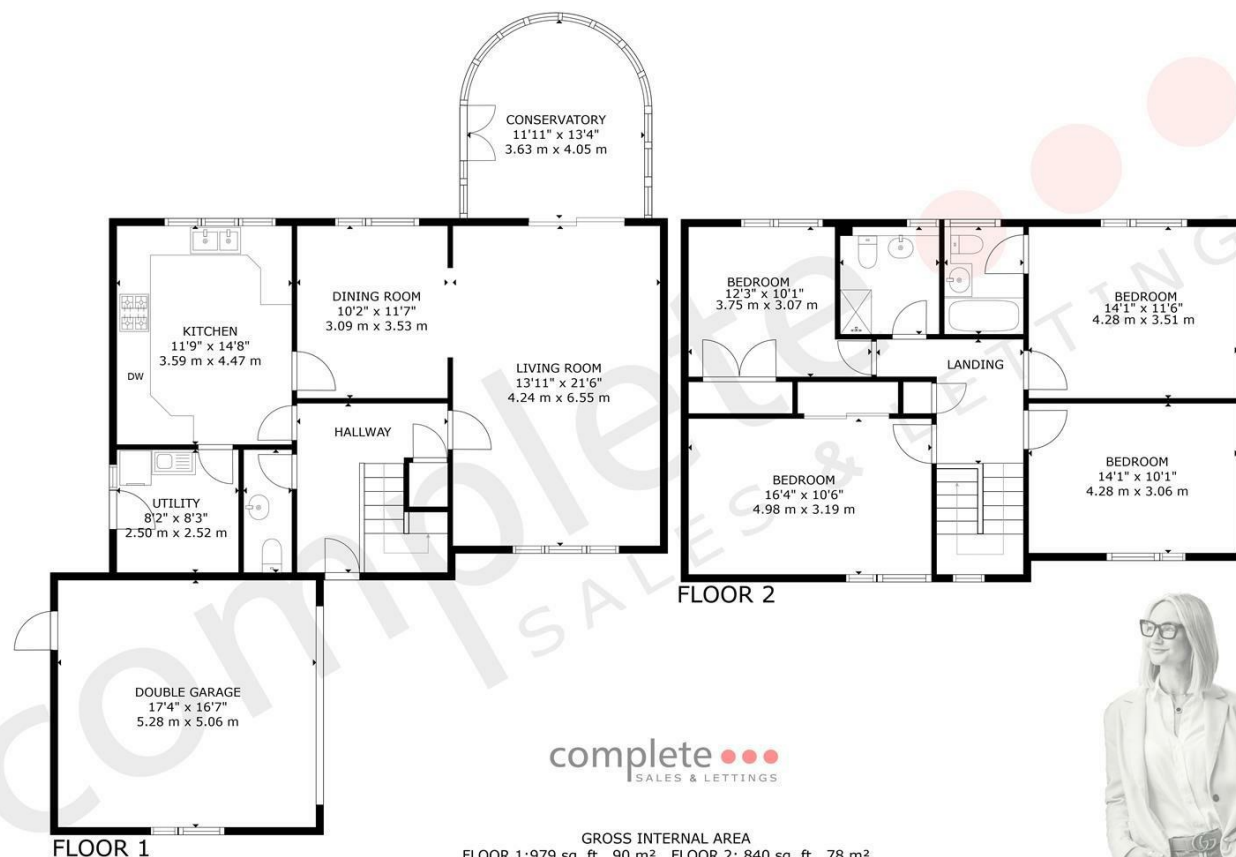
Occupying a desirable corner plot, the property benefits from a generous driveway providing ample off-road parking for at least four vehicles. The garden is predominantly laid to lawn and enhanced by a selection of mature trees, creating an attractive and private outdoor space. A double garage offers additional convenience, while the property enjoys a pleasant outlook, facing a charming green with views across the surrounding rolling countryside.

Location

Harbury has a well-deserved reputation as being one of the best communities in Warwickshire and continues to bring the concept of community spirit up-to-date into the 21st century. The village is a thriving and busy community that boasts



a Church of England primary school, a doctor's surgery, three public houses, a Post Office, two supermarkets, a chemist and a hairdresser. Several other successful businesses operate within the centre of the village or on the small industrial estate on the site of the former water tower. There is a well-used village hall, an active church community, a community-run library and café, and a large number of vibrant and successful community groups. Village events such as the Carnival and the Bonfire all contribute to the sense of living in a real community. Harbury is a great commutable location with easy access to the M40, M42 and Fosse Way. Mainline railway stations are within easy reach in (5 Miles away) Leamington Spa, Banbury and Warwick and there is an international airport in Birmingham, about 40 mins drive away.



GROSS INTERNAL AREA
FLOOR 1: 979 sq. ft, 90 m², FLOOR 2: 840 sq. ft, 78 m²
TOTAL: 1,819 sq. ft, 168 m²
EXCLUDED AREA: GARAGE: 288 sq. ft, 26 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73 78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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