



Old Post Office, High Street

Leamington Spa

Guide Price **£695,000**




HAWTHORN
& CO



Old Post Office

High Street, Leamington Spa

Characterful period home in the heart of Harbury, dating back to around 1870. Four bedrooms, two reception rooms, original features, private walled garden, hot tub and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Characterful period home dating back to around 1870
- Four bedrooms arranged across the upper floors
- Former village Post Office with rich local history
- Private walled garden with modern hot tub
- Two reception rooms full of original character
- Central Harbury village location with no onward chain



Living Room

21' 8" x 13' 9" (6.60m x 4.20m)

Family Room

16' 1" x 10' 6" (4.90m x 3.20m)

Kitchen / Diner

10' 2" x 21' 4" (3.10m x 6.50m)

Utility Room

15' 1" x 10' 6" (4.60m x 3.20m)

Master Bedroom

15' 1" x 14' 5" (4.60m x 4.40m)

Bedroom 2

15' 5" x 8' 10" (4.70m x 2.70m)

Bedroom 3

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom 4

10' 6" x 8' 6" (3.20m x 2.60m)

Bathroom

15' 5" x 10' 6" (4.70m x 3.20m)

Bathroom 2

10' 6" x 7' 7" (3.20m x 2.30m)

Playroom/Study

11' 2" x 8' 2" (3.40m x 2.50m)





GARDEN

On street parking

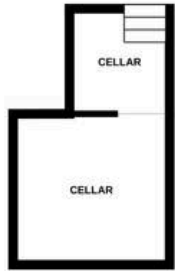




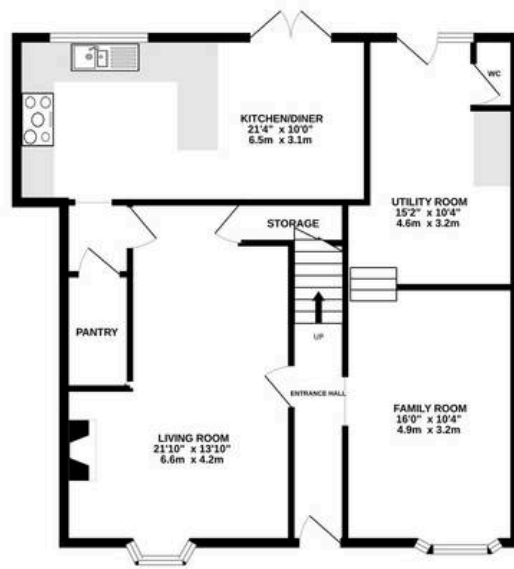




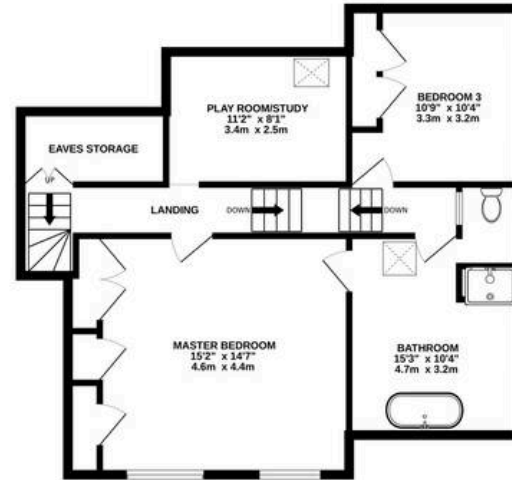
BASEMENT
127 sq ft (11.8 sq.m.) approx.



GROUND FLOOR
874 sq ft (81.2 sq.m.) approx.



1ST FLOOR
718 sq ft (66.7 sq.m.) approx.



2ND FLOOR
361 sq ft (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1991sq.ft. (185.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hawthorn and Co

16 Hereburgh Way, Harbury - CV33 9NR

01926 919553

hello@hawthornandco.co.uk

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

