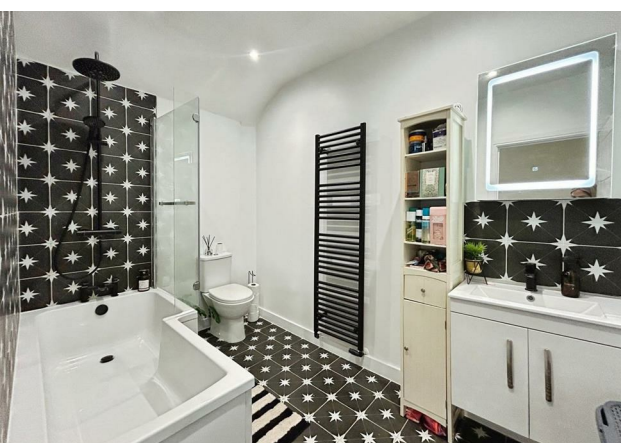




CHURCH TERRACE, HARBURY

complete ● ● ●
SALES & LETTINGS





An excellent extended two-bedroom cottage, full of rustic charm and character, beautifully positioned at the end of a picturesque row of cottages in the highly desirable village of Harbury. Having undergone a comprehensive refurbishment this handsome cottage combines period character with the comfort and reassurance of a fully updated home. The accommodation comprises a welcoming living room, extended breakfast kitchen, two bedrooms and a family bathroom, complemented by a particularly appealing long rear garden. Ideally situated within easy walking distance of the village shops, traditional pubs and local amenities, as well as the village primary school, this charming cottage offers an excellent opportunity to enjoy village life in a sought-after Warwickshire setting.

Frontage

The property is approached via a charming, well-established front garden, thoughtfully planted with a variety of mature shrubs and flowering plants, creating a colourful and welcoming setting. A paved pathway leads to the attractive enclosed entrance porch, while the cottage-style frontage features painted brickwork, characterful pitched roof detailing and a front door. The front garden is enclosed by a low timber picket fence, adding to the cottage's attractive and homely appeal.

Porch

Double glazed entrance porch with coir matting, ceiling light point and double glazed front door providing access into the property.

Living Room

Spacious, fully carpeted lounge featuring a double glazed window to the front aspect, central heating radiator and ceiling light point. A brick chimney breast with freestanding electric fire and large stone hearth creates an attractive focal point, with ample space for two large sofas.

Breakfast Kitchen

Fully refurbished and extended breakfast kitchen featuring a breakfast bar-style island, a range of country cottage-style base and wall-mounted cupboards and drawers, and a freestanding-style oven with four-ring hob and extractor fan. A Belfast sink with mixer tap is complemented by tiled splashbacks, while further features include ceiling spotlights, integrated washing machine and vertical wall-mounted radiator. Double glazed window and rear door provide views and access to the garden and patio, with stairs rising to the first floor.

Stairs & Landing

Fully carpeted stairs and landing with painted timber balustrade, two ceiling light points and a double glazed obscured window to the side elevation. Loft access, central heating radiator and doors leading to both bedrooms and the family bathroom.

Bedroom One

Generously proportioned double bedroom, fully carpeted and featuring ceiling spotlights, central heating radiator and double glazed window overlooking the front elevation. Ample space for a range of bedroom furniture, including wardrobes, chest of drawers and bedside tables.

Bedroom Two

Single bedroom with dual-aspect double glazed windows to the rear elevation, fully carpeted and featuring ceiling spotlights and a central heating radiator. Space for bedroom furniture.



Family Bathroom

Partly tiled family bathroom fitted with an L-shaped panelled bath with rainfall shower over, low-level flush WC and ceramic wash hand basin with mixer tap and vanity unit beneath. Further features include a wall-mounted heated towel radiator, extractor fan and ceiling spotlights.

Rear Garden

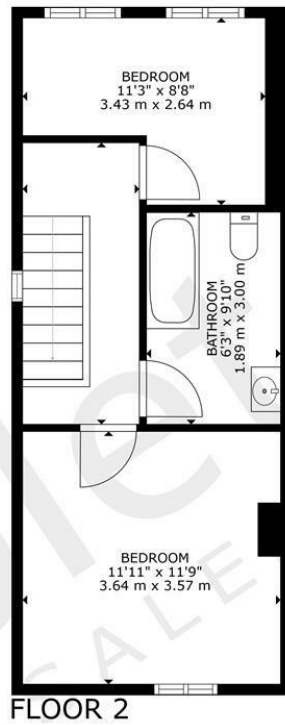
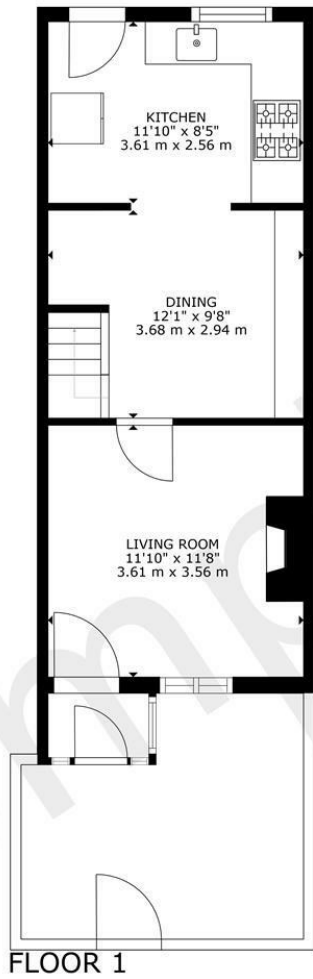
A mature and established rear garden offering a wonderfully private and secluded setting. The garden is well stocked with a variety of established trees, shrubs, hedging and climbing plants, creating a leafy and enclosed feel. A paved pathway winds through the garden, leading to a generous lawned area and a further seating space at the far end, providing an ideal spot for outdoor entertaining and relaxing. The garden enjoys a good degree of privacy and offers plenty of potential for keen gardeners.

Location

Harbury is a highly regarded and vibrant Warwickshire village, renowned for its strong community spirit and excellent range of local amenities. The village offers a Church of England primary school, doctor's surgery, three public houses, Post Office, two general stores, chemist, hairdresser and a selection of independent businesses. There is also a well-used village hall, community-run library and café, active church community and numerous clubs and groups, with popular annual events including the village Carnival and Bonfire.

The village is ideally positioned for commuters, with easy access to the





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GROSS INTERNAL AREA
FLOOR 1: 377 sq. ft, 35 m², FLOOR 2: 363 sq. ft, 33 m²
TOTAL: 739 sq. ft, 68 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

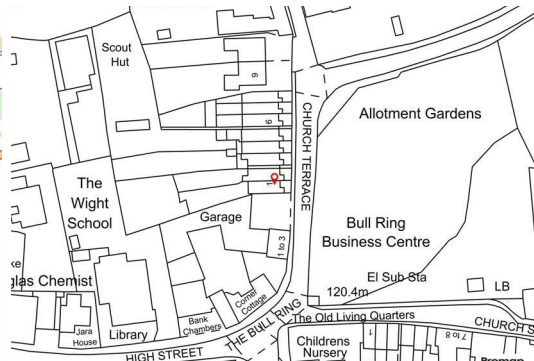


M40, M42 and Fosse Way. Leamington Spa railway station is approximately three miles away, with further mainline services available from Banbury and Warwick. Birmingham International Airport is approximately 40 minutes by car.



- End Terraced Cottage
- Fully Refurbished
- Lounge
- Stylish Bathroom
- Village Location

- Two Bedrooms
- Extended Breakfast Kitchen
- Spacious Family Bathroom
- Large Garden
- Perfect First Time Buyer Home



CHURCH TERRACE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

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		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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