



14 Farm Street

Leamington Spa **CV33 9LS**

Guide Price £520,000

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Harbury

Being situated on one of Harbury's best regarded roads, this deceptive dormer style detached property offers four bedroomed accommodation ideal for the family and being within easy reach of Harbury Primary School and facilities in the heart of the village. Offering excellent scope and potential for improvement and redecoration, the gas centrally heated and double glazed accommodation includes a lounge extending across the front of the house with separate dining room and kitchen with utility and conservatory off, whilst on the first floor the four bedrooms are complimented by en suite facilities to the master and a family bathroom. Overall this maturely located detached home is ideal for those seeking a property on which a personal cosmetic mark can be made.

LOCATION

The ever popular village of Harbury lies around six miles south-east of Leamington Spa and around three miles from the nearby market town of Southam. Harbury boasts an excellent range of amenities including a highly regarded village primary school, doctors' surgery, village shops and public houses. Being well known for its strong sense of community, the village also boasts many social outlets including a thriving village hall and tennis club and is well placed for access to the Midland motorway network, notably the M40, and the Jaguar Land Rover and Aston Martin installations at Gaydon. Regular commuter rail services operate from Leamington Spa.

ON THE GROUND FLOOR

COVERED ENTRANCE

From which a UPVC double glazed door opens into:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, ceramic tiled floor and door to:-

LOUNGE

6.43m x 3.63m (21'1" x 11'11")

With ceramic tiled floor throughout, dual aspect UPVC double glazed windows, period style fireplace with tiled inner surround and two central heating radiators.

DINING ROOM

3.30m x 3.15m (10'10" x 10'4")

With built-in storage cupboard, ceramic tiled floor, central heating radiator, UPVC double glazed window and door to:-

REAR LOBBY

With personnel door to garage, UPVC double glazed door giving external access to the rear garden and door to:-

CLOAKROOM/WC

With pedestal wash hand basin, low level WC, chrome towel warmer and dual aspect double glazed windows.

KITCHEN/BREAKFAST ROOM

3.30m x 3.15m (10'10" x 10'4")

With a range of units comprising base cupboards, drawers and wall cabinets, wood grain effect worktops with tiled splashbacks, space for range style cooker, ceramic tiled floor, central heating radiator, doors giving access to the conservatory and arched through access to:-

UTILITY ROOM

1.96m x 1.91m (6'5" x 6'3")

With stainless steel sink unit, worktops with tiled splashbacks, together with base cupboard and double wall cabinets. Plumbing for washing machine and dishwasher, central heating radiator, ceramic tiled floor and UPVC double glazed window.

CONSERVATORY

3.00m x 2.82m (9'10" x 9'3")

With UPVC double glazed picture windows surrounding, sliding door giving access to the rear garden, central heating radiator and ceramic tiled floor.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space and doors radiating to:-

BEDROOM ONE (FRONT)

4.34m x 3.48m (14'3" x 11'5")

With UPVC double glazed window, central heating radiator, further UPVC double glazed window to the recess, from which there is access to:-

EN SUITE SHOWER ROOM

Having been adapted for a wheelchair user in wet room style with fully ceramic tiled walls, fitted Mira electric shower unit, wall mounted wash hand basin, low level WC, central heating radiator and obscure UPVC double glazed window.

BEDROOM TWO (REAR)

3.45m x 3.15m (11'4" x 10'4")

With UPVC double glazed window and central heating radiator.

BEDROOM THREE (REAR)

3.48m x 3.18m (11'5" x 10'5")

With UPVC double glazed window and central heating radiator.

BEDROOM FOUR (FRONT)

4.39m x 2.13m (14'5" x 7'0")

With wide UPVC double glazed window to front elevation and central heating radiator.

FAMILY BATHROOM

With fittings comprising low level WC, pedestal wash hand basin, corner bath with mixer tap and Triton electric shower unit over, obscure UPVC double glazed window, central heating radiator and built-in airing cupboard housing the hot water cylinder.

OUTSIDE

FRONT

The house is set behind a gravelled driveway, providing off-road parking for several cars as well

Features

Detached Dormer Style House

Prime Harbury Address

Lounge and Separate Dining Room

Kitchen and Utility

Conservatory and Cloakroom

Four Bedrooms

Two Bathrooms

Gardens

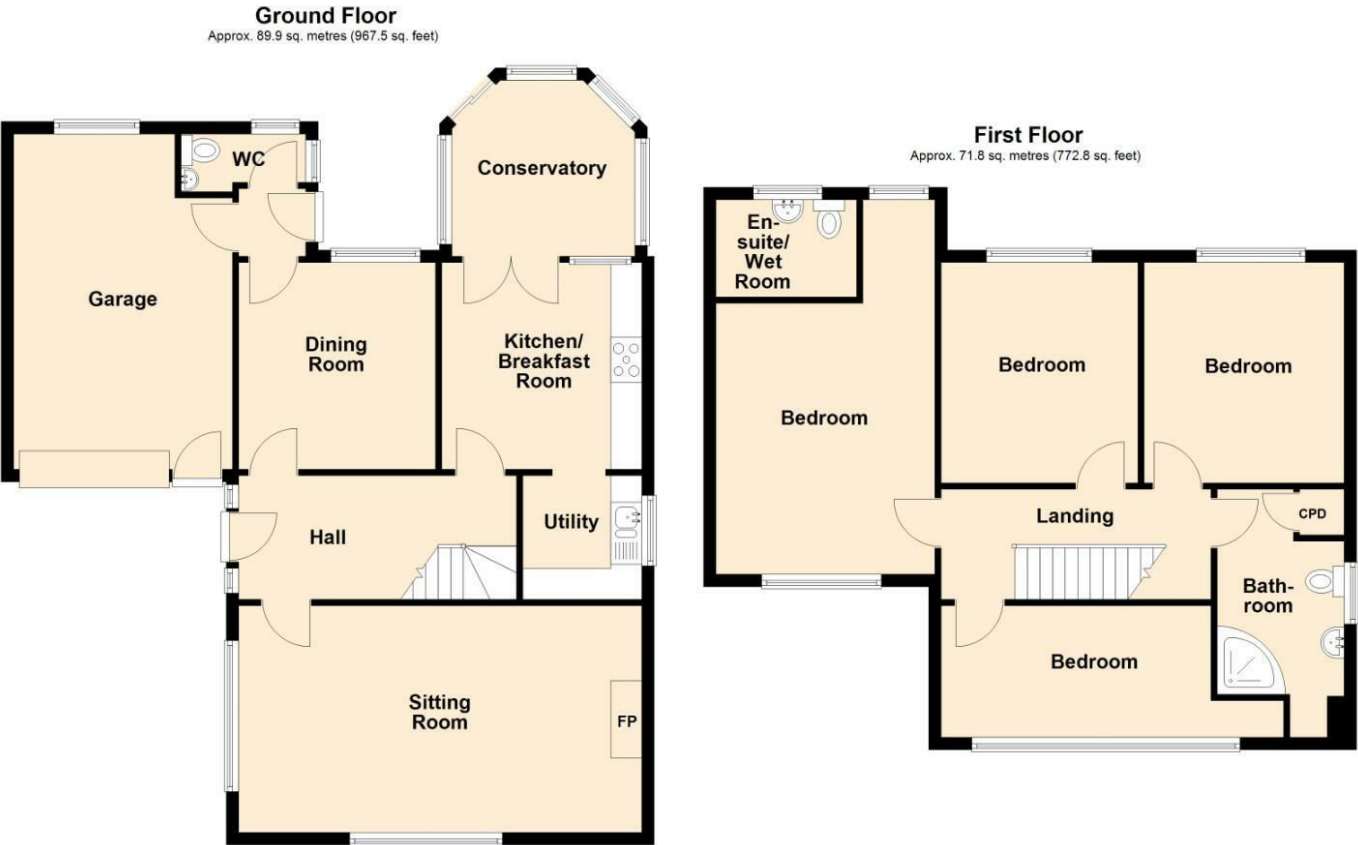
Parking and Garage

Excellent Future Potential





Floorplan



Total area: approx. 161.7 sq. metres (1740.3 sq. feet)

General Information

- Tenure**

Freehold
- Fixtures & Fittings**

Specifically excluded unless mentioned in these sales particulars.
- Services**

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.
- Council Tax**

Band E - Stratford District Council

