



3 Vicarage Lane

Leamington Spa **CV33 9HA**

Offers Over £725,000

3 Vicarage Lane

Harbury

Being delightfully positioned in the heart of Harbury village with a front aspect towards the Parish Church, this four bedroomed detached family house occupies an exceptional mature plot with a fabulous rear garden. Internally the gas centrally heated and double glazed accommodation includes a comfortable lounge, together with a dining room which enjoys an open plan aspect to a garden room. The four first floor bedrooms are all well proportioned, with the master bedroom benefiting from en suite facilities in addition to the family bathroom. Externally the house occupies a slightly elevated setting to Vicarage Lane, with the generous driveway providing ample parking for numerous vehicles, as well as direct access to a double garage whilst the wonderful rear garden is an undoubted feature of the property, being largely lawned, exceptionally well proportioned and with an array of beautifully planted beds and borders. Overall this is an exceptional opportunity to purchase a mature family home in the heart of the sought after village of Harbury.

LOCATION

Harbury lies approximately six miles south-east of Leamington Spa being a highly popular village well known for its strong sense of community. The village has an excellent infrastructure and range of amenities including a village primary school, several village shops and public houses and a thriving village hall and tennis club. There is also a doctors' surgery with the village also being well placed for access to the Midland motorway network, notably the M40, as well as the Jaguar Land Rover and Aston Martin installations at Gaydon. Regular commuter rail services operate from Leamington Spa and Warwick.

ON THE GROUND FLOOR

COVERED PORCH ENTRANCE

Having UPVC double glazed entrance door opening into:-

SPACIOUS RECEPTION HALLWAY

With wood flooring, staircase off ascending to the first floor with access to understairs storage cupboard below, central heating radiator and doors radiating to:-

CLOAKROOM/WC

With white fittings comprising low level WC, pedestal wash hand basin with tiled splashback, useful built-in cloaks cupboard, electric heater and obscure double glazed window.

LOUNGE

5.49m x 4.88m max into recess (18'0" x 16'0" max into recess)
With fireplace having wood outer surround, inset open coal effect living flame gas fire and black marble hearth, three central heating radiators and double doors giving access to:-

GARDEN ROOM

3.89m x 3.13m (12'9" x 10'3")
Having double glazed windows providing a

panoramic outlook over the rear garden, central heating radiator, wood flooring, inset downlighters and double doors giving access to the rear garden. An archway gives through access from the garden room to:-

DINING ROOM

3.97m x 3.49m (13'0" x 11'5")
Having central heating radiator.

KITCHEN/BREAKFAST ROOM

4.67m x 3.53m (15'3" x 11'6")
Being comprehensively fitted with a range of units in a wood grain finish comprising base cupboards, drawers and coordinating wall cabinets providing storage solutions, granite effect worktops with tiled splashbacks and stainless steel sink unit, integrated fridge, together with inset stainless steel gas hob with stainless steel filter hood over and fitted electric oven and grill below. Peninsular breakfast bar, double glazed windows to front and side elevations, ceramic tiled floor, recess having further storage cupboards fitted together with gas fired boiler and space for tumble dryer. Secondary stainless steel wash hand basin with space and plumbing for washing machine, integrated dishwasher and double glazed door giving external access to the side of the property.

STUDY

3.96m x 2.01m (13'0" x 6'7")
Having central heating radiator, fitted bookshelving, corner cupboard and double glazed window overlooking the rear garden.

ON THE FIRST FLOOR

LANDING

Having double glazed window to front elevation, built-in airing cupboard housing the insulated hot water cylinder, access trap to roof space and doors radiating to:-

MASTER BEDROOM (REAR)

4.54m x 3.49m (14'10" x 11'5")
Having an excellent range of fitted furniture comprising fully fitted wardrobes extending across one side of the room, matching dressing table and drawer unit, together with further matching fitted storage unit, twin double glazed windows to rear elevation overlooking the garden, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Having been re-fitted with ceramic tiled walls, coordinating tile effect floor covering and white fittings comprising inset wash hand basin with integrated storage, low level WC, walk-in shower enclosure with sliding glazed door giving access and fitted shower unit, chrome towel warmer/radiator and obscure double glazed window.

BEDROOM TWO (REAR)

4.37m x 3.50m (14'4" x 11'5")
Having fitted wardrobing and dressing table unit to match that in the master bedroom, twin double glazed windows to rear and central heating radiator.

BEDROOM THREE (FRONT)

3.53 m x 2.89m (11'6" m x 9'5")
With double glazed window, central heating radiator and door giving access to useful and substantial eaves storage space.

BEDROOM FOUR (FRONT)

3.53m x 2.60m (11'6" x 8'6")
With double glazed window to the front and central heating radiator.

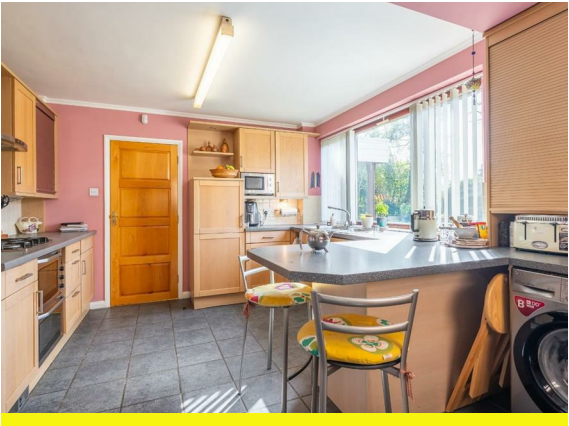
FAMILY BATHROOM

With fully ceramic tiled walls and white fittings comprising low level WC with concealed cistern, inset wash hand basin with integrated storage below, sunken bath with mixer tap and shower attachment, towel warmer/radiator and obscure double glazed window.

Features

Mature Detached Family Home
Sought After Location Within Harbury
Lounge
Open Plan Dining Room/ Garden Room
Kitchen/Breakfast Room
Study
Four Bedrooms
Two Bathrooms
Ample Parking With Double Garage
Fabulous Mature Rear Garden





Floorplan



Total area: approx. 213.7 sq. metres (2300.2 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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