



7 Percival Drive

Leamington Spa **CV33 9GZ**

Guide Price £595,000

7 Percival Drive

Harbury

This beautifully presented detached family home has the added advantage of being offered to market with no onward chain. Located within this exclusive and small enclave of properties on the fringe of Harbury village centre. Set back from the road behind its good sized front garden and driveway, the property is presented to a great standard throughout. The welcoming and spacious entrance hallway with stairs rising to the first floor gives way to a well proportioned reception to the front, a well equipped breakfast kitchen with separate utility and an extended dining room with large conservatory boasting fabulous undisturbed views over the rolling countryside to the rear. The first floor offers four bedrooms with the master affording an ensuite and finally a family bathroom. Externally there is a garden, driveway and garage to the front and to the rear a lovely mature garden with mature borders and trees with a stock fence at the foot with those stunning rural views.

LOCATION

The village of Harbury lies approximately 7 miles south-east of central Leamington Spa and is a particularly popular and highly regarded village well known for its sense of community. There is an excellent range of facilities available within the village itself including a Church of England primary school, several village shops, doctors' surgery, popular public houses and a village club, church, rugby & tennis club and some excellent secondary schools with Southam college nearby. The village is also well placed for access to local routes and the Midland motorway network including the M40, the Jaguar Land Rover and Aston Martin installations at Gaydon and nearby towns including Leamington Spa, Warwick, Stratford upon Avon and Banbury. There are excellent commuter rail links available from Leamington Spa and Warwick.

ON THE GROUND FLOOR

Entrance Hallway

3.08m x 2.10m (10'1" x 6'10")

This spacious and welcoming entrance hallway is presented to a lovely standard with engineered oak flooring and offers handy storage beneath the stairs which rise to the first floor.

Sitting Room

4.26m x 4.14m (13'11" x 13'6")

This well proportioned and bright sitting room is located to the front of the property benefitting with a large bay window. Once again the decoration is well presented and neutral and there is a focal gas fireplace with surround and hearth.

Breakfast Kitchen

3.65m x 2.90m (11'11" x 9'6")

A well presented breakfast kitchen with some of the most stunning views to admire from the kitchen sink. There is an array of solid oak cabinets on offer with granite work tops having work top up stands and breakfast bar. Benefiting from a number of integrated appliances including a range cooker with gas hob, an extractor hood, a fridge / freezer and dish washer. An archway leads through to the separate utility room.

Utility Room

2.19m x 1.47m (7'2" x 4'9")

This separate utility room continues with the same solid oak cabinets and granite work tops with space and plumbing for the washing machine. and space for tumble dryer.

Dining Room / Conservatory

6.13m x 4.61m (20'1" x 15'1")

This fabulous addition to the ground floor really takes advantage of the stunning garden and countryside views. Having a large extension to the rear this spacious and bright reception room has engineered oak flooring continuing from the entrance hallway. The 270 degree glazed walls captures different elements of the outside and doors lead out.

WC / Cloakroom

1.93m x 0.84m (6'3" x 2'9")

This handy ground floor cloakroom has a modern white suite and engineered oak flooring.

ON THE FIRST FLOOR

Landing

3.27m x 2.66m (10'8" x 8'8")

An open and airy landing with loft point access, airing cupboard and doors leading off to all rooms.

Bedroom One

3.67m x 3.64m (12'0" x 11'11")

This well proportioned double bedroom has an array of fitted wardrobes installed and offers views to the front of the property. A door leads into the ensuite.

Ensuite

2.10m x 1.46m (6'10" x 4'9")

A modern ensuite shower room offering a large shower with glazed doors, concealed wc and wash hand basin. The floors are finished with karndean style in grey and the walls have been tiled to the splash back areas.

Features

Family Detached Home

Immaculately Presented Throughout

No Onward Chain

Stunning Countryside Views

Extended Reception Dining Room

Separate Well Proportioned Living Room

Well Equipped Kitchen and Utility Room

Four Bedrooms

Driveway & Garage

Quiet Cul de Sac Position





Floorplan



Total area: approx. 131.0 sq. metres (1410.1 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

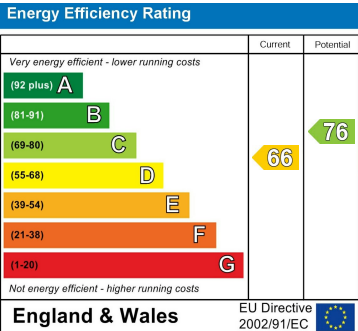
Services

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 F - Stratford Upon Avon District Council



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