



6 Manor Orchard

Leamington Spa **CV33 9LZ**

Guide Price £375,000

6 Manor Orchard

Harbury

We are pleased to offer to the market this detached family home located in this quiet cul-de-sac position in the ever popular village of Harbury. Positioned close to local village amenities this lovely home has been within the same family for over 40 years. Having undergone extensions in this time it has been incredibly well maintained. Upon entry the entrance hallway gives way to a well proportioned living room with archway through to a spacious dining room with doors out to the gardens. An internal hallway gives access to a ground floor cloakroom and in turn kitchen. The first floor has three good sized bedrooms and a family bathroom. The property does require cosmetic modernisation however is in great order. Externally the property offers a large block paved driveway to the front and a private rear garden to the rear. Further benefits include no onward chain.

LOCATION

Harbury is a highly regarded and popular village lying around 6 miles south of Leamington Spa and around 2.5 miles from the nearby market town of Southam. Harbury is well known for its strong sense of community, there being an excellent range of amenities within the village itself including a Church of England primary school, village stores and post office, several public houses and a thriving village hall. Despite its semi-rural location, Harbury is also exceptionally well placed for local communication links including those to the Midland motorway network, notably the M40, rail links from Leamington Spa and Warwick and easy access to the Jaguar Land Rover and Aston Martin installations at nearby Gaydon.

ON THE GROUND FLOOR

ENTRANCE PORCH

1.15m x 0.94m (3'9" x 3'1")

With tiled flooring, storage cupboard and doorway into the main hallway.

ENTRANCE HALL

1.92m x 1.23m (6'3" x 4'0")

Having stairs rising to the first floor and doors into the main reception room.

LIVING ROOM

4.03m x 4.87m (13'2" x 15'11")

This bright and spacious reception room benefits with views out over the front gardens and has an electric faux wood burning stove within the fireplace. To the right there is a large storage cupboard beneath the stairs and a large archway links this room to the separate dining room.

DINING ROOM

5.06m x 3.33m (16'7" x 10'11")

A further good sized reception room being used as a dining room and has doors leading out to the rear garden and an internal doorway leading into the connecting inner hall.

WC/CLOAKROOM

1.43m x 1.34m (4'8" x 4'4")

Leading off the inner hallway offering tiled flooring and a modern white WC and wash hand basin.

BREAKFAST KITCHEN

4.51m x 2.37m (14'9" x 7'9")

Set to the rear of the property within the extension having an array of eye level and base units on offer with complimentary worktops and matching kickbacks. There are spaces for under counter fridge and freezer, oven and washing machine. The room is finished with tiled flooring and there is a handy pantry cupboard and a further doorway leading out to the garden.

ON THE FIRST FLOOR

LANDING

2.82m x 0.84m (9'3" x 2'9")

An open landing space with window to the side and large airing cupboard with doors to all rooms on this level.

BEDROOM ONE

4.49m x 3.93m (14'8" x 12'10")

A large master double bedroom, having fitted wardrobes, is located to the front of the property with views over the front gardens and offering lots of natural light through the two double glazed windows.

Features

Detached Family Home

No Onward Chain

Well Presented

Two Large Reception Rooms

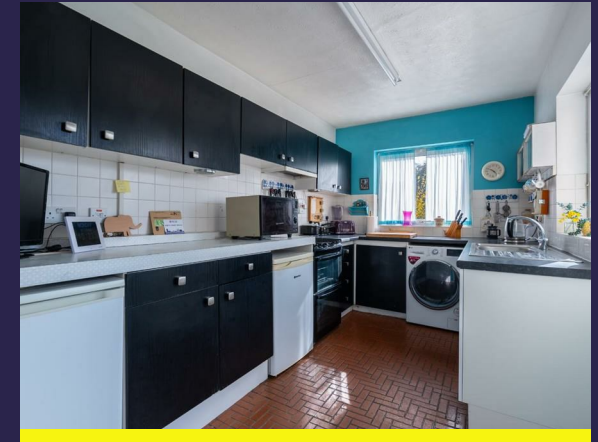
Extended Kitchen

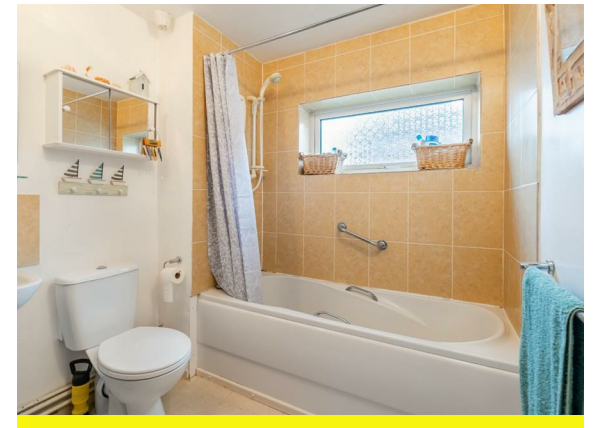
Three Bedrooms

Driveway and Garage

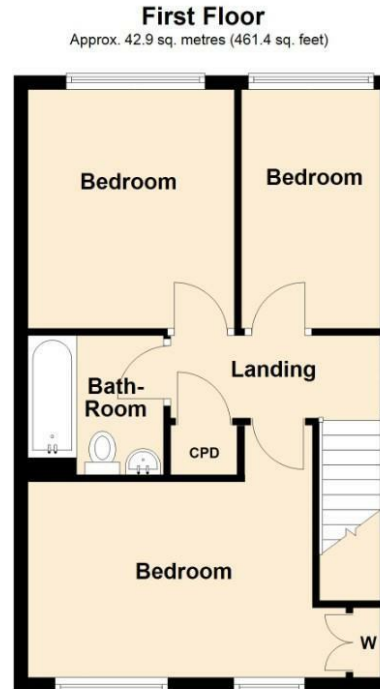
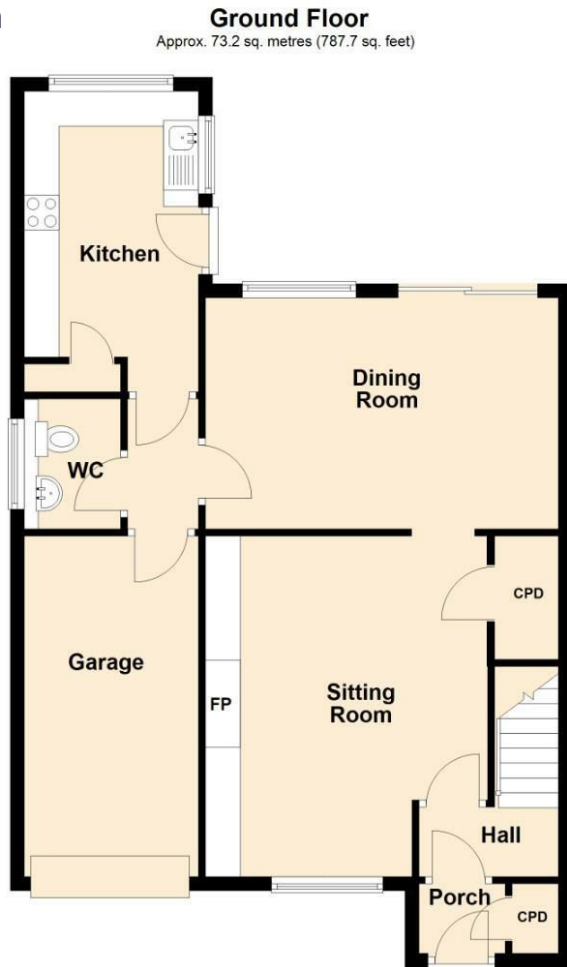
Private Rear Garden

Heart of the Village Location





Floorplan



Total area: approx. 116.0 sq. metres (1249.1 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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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