

HIGHCROFT, BUTT LANE, LEAMINGTON SPA CV33 9JL



A FIVE BEDROOM DETACHED FAMILY HOUSE LOCATED IN THE POPULAR VILLAGE OF HARBURY.

- **EXTENDED DETACHED FAMILY HOUSE**
 - **FRONT AND BACK GARDENS**
 - **COUNTRYSIDE VIEWS**
 - **DRIVEWAY AND GARAGE**
- **FIVE BEDROOMS WITH TWO EN-SUITES**
 - **FAMILY BATHROOM**
 - **SITTING ROOM**
 - **BREAKFAST KITCHEN**
 - **DINING ROOM**
 - **UTILITY AREA**

5 BEDROOMS

OFFERS OVER £800,000

Nestled in the charming village of Harbury, Leamington Spa, this delightful detached family home on Butt Lane offers a perfect blend of comfort and modern living. With four generously sized bedrooms, including two En-suites, this property is ideal for families seeking both space and convenience.

This home also benefits from having approximately 10 years remaining of the governments Feed-in Tariff solar energy scheme, this will significantly reduce the cost of utilities over the year.

The home has been thoughtfully extended, providing ample room for relaxation and entertaining. The heart of the house is a welcoming living area that flows seamlessly into a well-appointed kitchen, making it perfect for family gatherings or hosting friends. Each bedroom is designed to be a peaceful retreat, ensuring everyone has their own private space.

One of the standout features of this property is its lovely spacious garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The garden is complemented by picturesque countryside views to the front, providing a serene backdrop that enhances the overall appeal of the home.

Situated in a popular village location, residents can enjoy a sense of community while being just a short distance from the amenities of Leamington Spa. This property is not just a house; it is a place where memories can be made and cherished for years to come. If you are looking for a family home that combines modern comforts with the beauty of rural living, this extended detached house is certainly worth considering.

Front

Highcroft is approached by a spacious driveway allowing access for multiple off road parking spaces. The outlook is beautiful with countryside views as well as lovely kerb appeal with a front garden laid to lawn.

Porch 7'9" x 3'11" (2.38 x 1.21)

Having double glazed windows to both side aspects and light point to ceiling.

Entrance Hallway

Spacious entrance hallway allowing access to the sitting room, dining room, breakfast kitchen area, cloakroom and first floor stairs. A healthy sized under stair storage cupboard.

Sitting Room 21'1" x 12'0" (6.45 x 3.66)

With double glazed windows to both the front and rear aspect, two radiators, gas central fireplace and light point to ceiling.

Dining Room 19'8" x 12'0" (6.01 x 3.66)

With double glazed windows to the rear and side aspect and double glazed sliding doors leading to the garden patio area, light point and radiator.

Cloakroom 5'10" x 3'3" x 252'7" (1.78 x 1 x 77)

With a light point to ceiling, radiator, WC, sink with storage.

Breakfast Kitchen 21'3" x 12'11" (6.50 x 3.95)

Breakfast/Kitchen area with a double glazed window to the front aspect and bifold doors overlooking the garden. With two light points to ceiling and a radiator. Walk in pantry.

Utility Area 10'4" x 8'2" (3.15 x 2.51)

With a double glazed window to the rear aspect, space for all white goods, sink, light point to ceiling and radiator.

Rear Lobby 6'5" x 5'8" (1.97 x 1.73)

Plenty of space for coats, door into the garage area and a door leading to the garden area.

First Floor

Spacious first floor landing, with loft access and access to all five bedrooms and family bathroom. There is also a storage cupboard and an airing cupboard.

Master En-Suite 17'0" x 15'4" (5.19 x 4.69)

With a double glazed window to the front aspect overlooking the countryside views, two light points to ceiling, radiator and through access to the spacious dressing area.

Dressing Area 13'0" x 6'1" (3.98 x 1.86)

With two light points to the ceiling, double glazed window to the rear aspect and plenty of built in wardrobe space. Access into the En-Suite.

En-Suite 12'11" x 7'10" (3.94 x 2.41)

A modern and spacious En-Suite with a walk in shower, spotlights to ceiling, double glazed window to the rear aspect, bath, low level WC, a heated towel rail and vanity basin unit.

Bedroom Two 20'10" x 12'0" (6.37 x 3.67)

En-Suite double bedroom with a built in wardrobe and double glazed windows to both the front and rear aspect, two light points to ceiling, two radiators and access into En-Suite.

En-Suite 7'1" x 5'10" (2.16 x 1.79)

With a double glazed window to the front aspect, walk in shower, vanity sink unit. low level WC, heated towel rail and spotlights to ceiling.

Bedroom Three 12'0" x 9'11" (3.68 x 3.04)

With a double glazed window to the rear aspect, light point to ceiling and light point.

Bedroom Four 9'9" x 9'7" (2.99 x 2.93)

With a double glazed window to the rear aspect, built in wardrobe, light point to ceiling and radiator.

Bedroom/Study 8'0" x 7'6" (2.44 x 2.31)

Single bedroom or office space, with a double glazed window to the front aspect, light point to ceiling and radiator.

Family Bathroom 7'7" x 5'10" (2.33 x 1.79)

With a double glazed window to the front aspect, spotlights to ceiling, WC, vanity unit and bath with shower attachment.

Garage 21'2" x 16'4" (6.47 x 4.99)

Spacious garage with space for two cars, electric doors, window to the side aspect and plenty of storage and an electric car charging point

Garden

A terrific family garden laid to lawn for the most part with an initial patio area with pergola that has space for plenty of seating and a pond and water feature, also a garden shed and greenhouse. vegetable patches and there is access from both sides of the house to the front of the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is G.

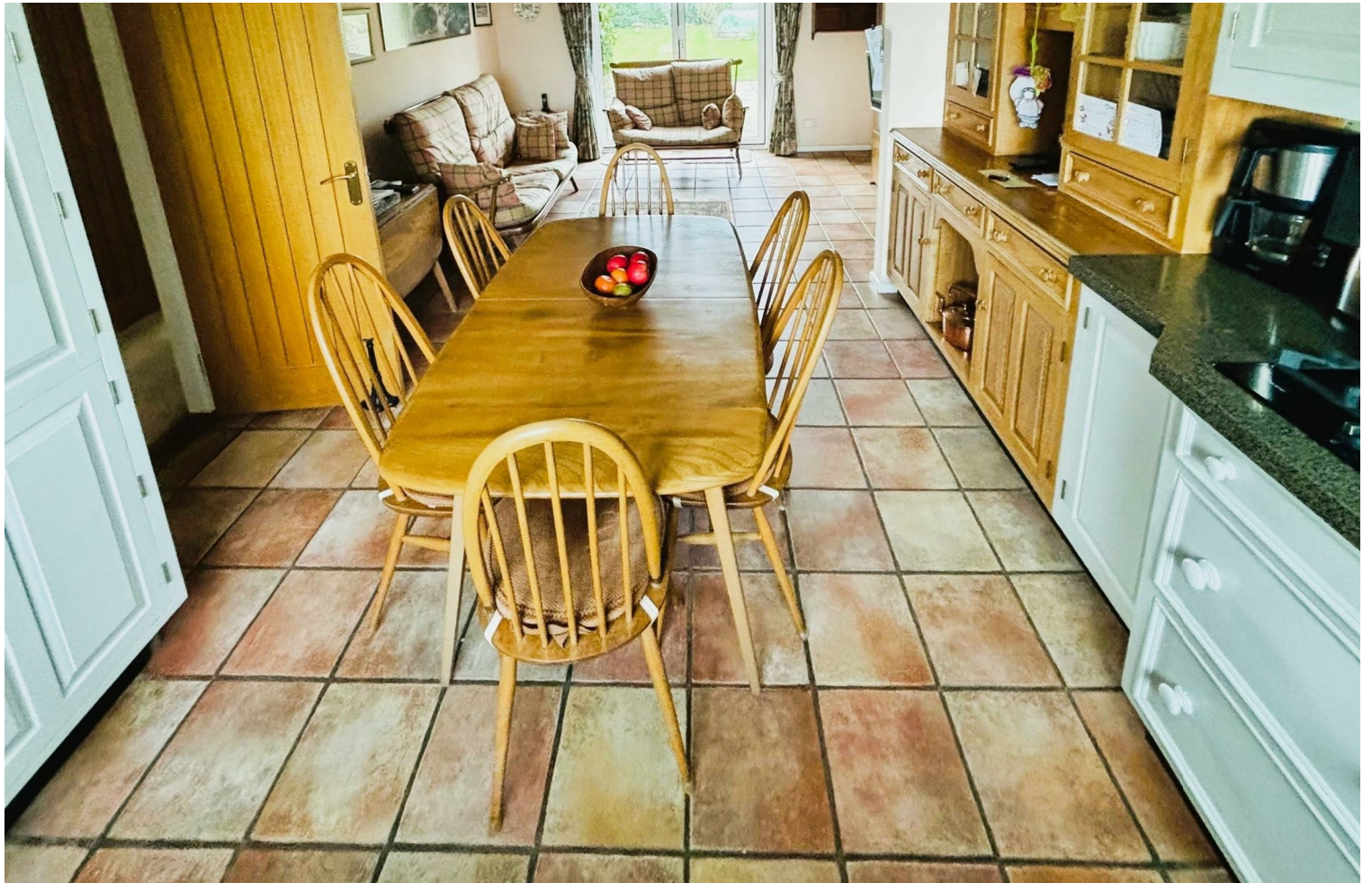
Tenure

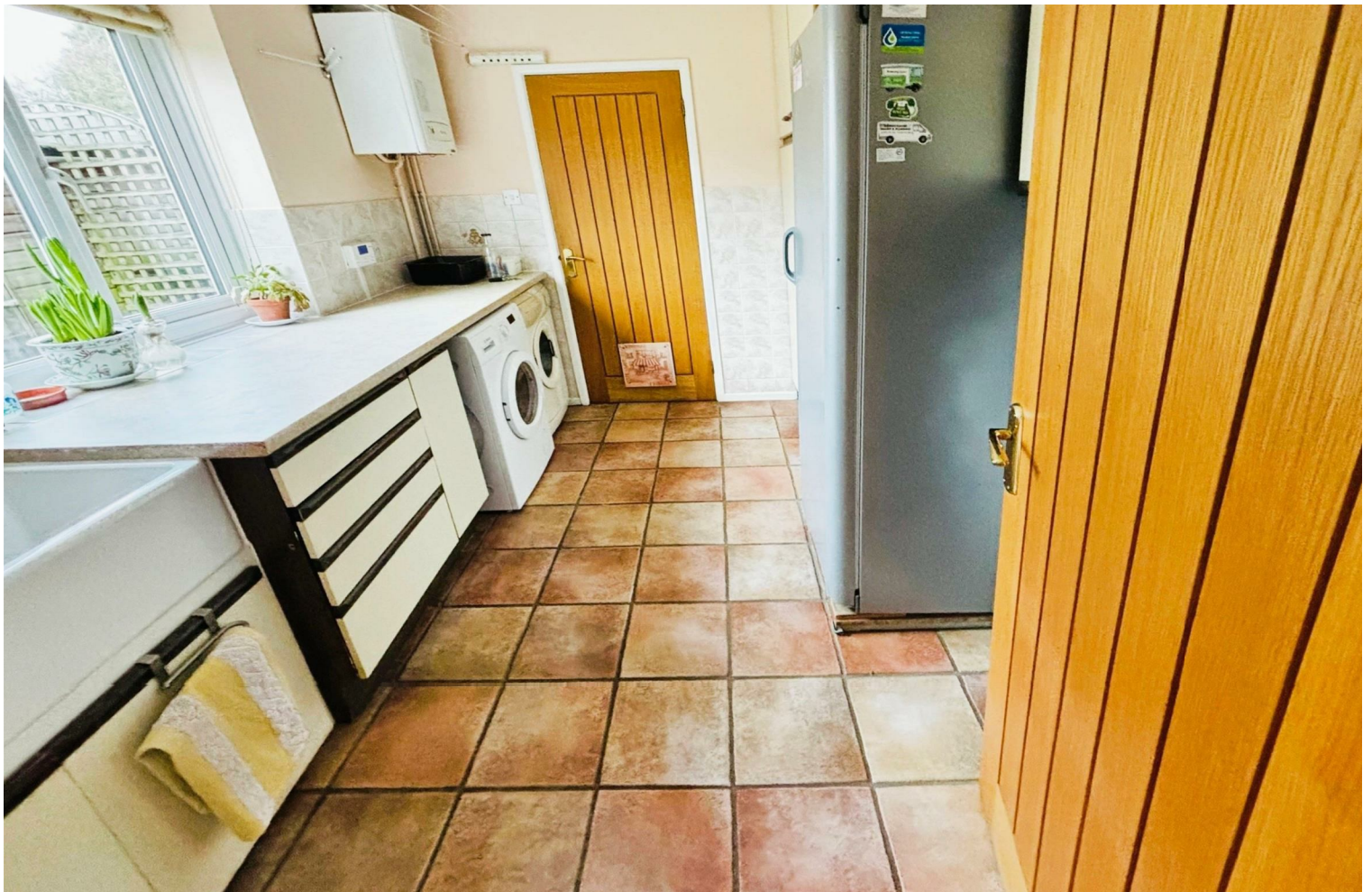
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

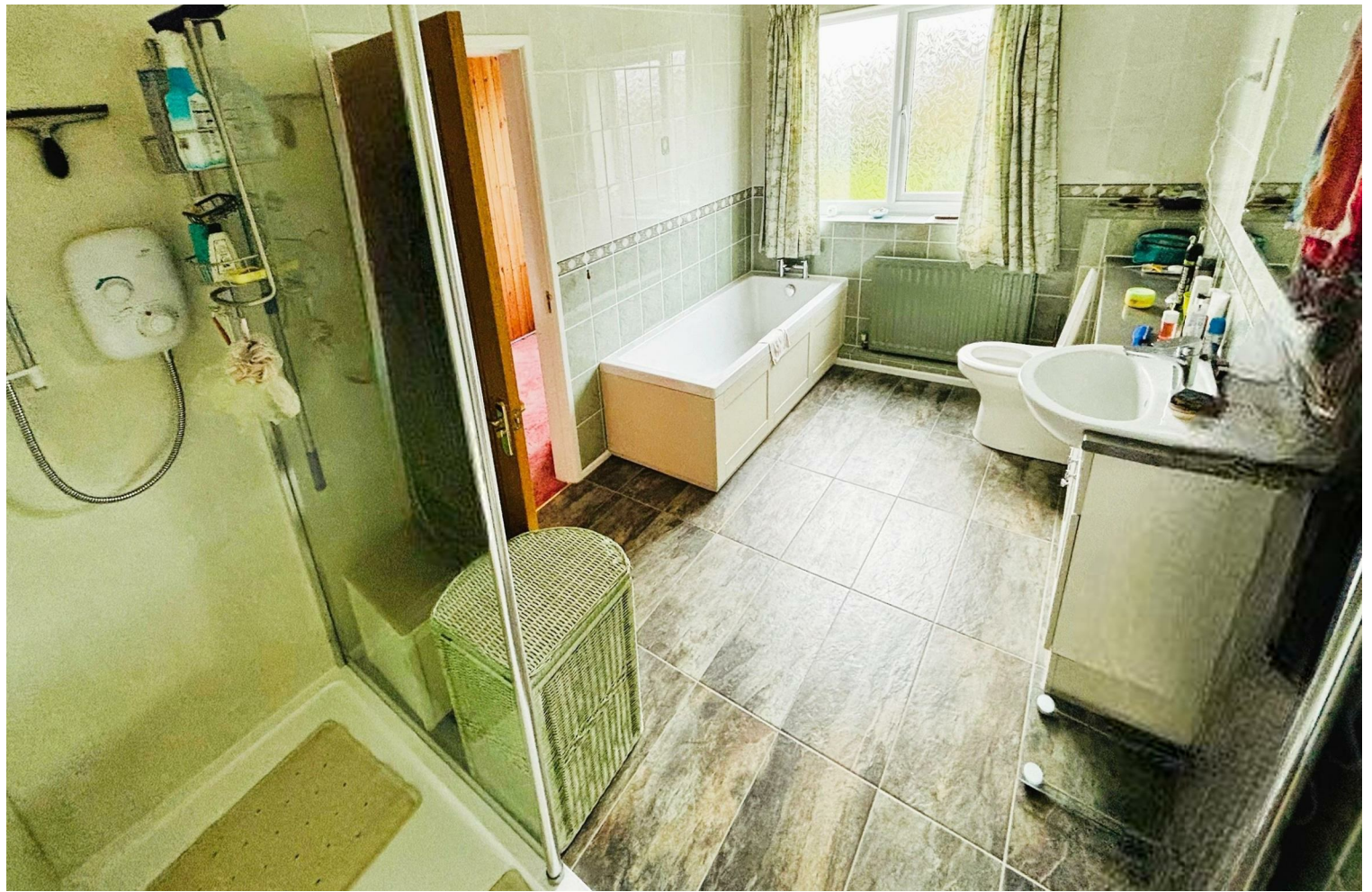
Viewings

Strictly by appointment through Hawkesford on 01926 438123



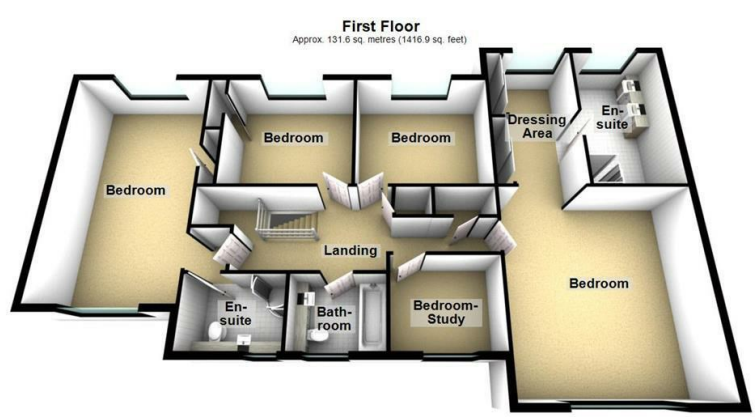
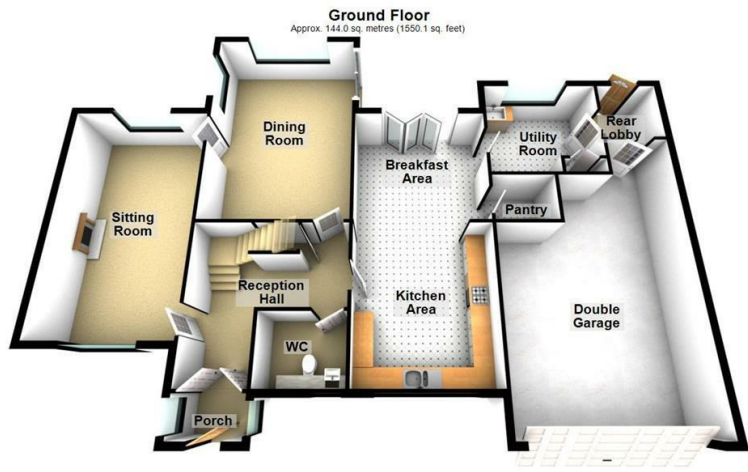












Total area: approx. 275.6 sq. metres (2967.0 sq. feet)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk



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HAWKESFORD • 6 Euston Place • Leamington Spa • CV32 4LN

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