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Farm Street, Harbury

Guide price  
£850,000



A most handsome and attractive stone detached village four bedroomed residence situated in this sought after village. Occupying a splendid plot with attractive rear gardens and three reception rooms.

### Briefly Comprising;

Entrance hallway, cloaks cupboard, spacious sitting room, dining room with beamed ceiling and inglenook fireplace, family room, fitted kitchen with walk in pantry, conservatory and ground floor WC, four well proportioned bedrooms, family bathroom, master bedroom with en-suite, upvc double glazing, gas radiator heating, walled lawned front garden and large

lawned and landscaped rear gardens with rose garden, potting shed, garage and large brick and stone workshop and loft.

### Pan's Garden

Is an attractively proportioned and handsome stone built family home set in the heart of Harbury in a well regarded part of the village. The property offers characterful accommodation throughout to include beamed ceilings, wide ledged and braced doors, timber flooring and offers scope for further enlargement and extensions, subject to the necessary permissions and regulations. The main feature of this property is undoubtedly its wide and square plot which offers a beautiful English rear garden, principally laid to lawn with feature rose garden.

Internal inspection is highly recommended to appreciate the character, position and plot that this property has to offer.

### The Property

Is approached via a gated paved path leading to...

### Canopy Porch

With period ledge and brace door giving access to...

### Entrance Hallway

With flag stoned style flooring, double radiator, leaded upvc timber look double glazed window to side elevation, ledge and brace door to...





### Cloaks Cupboard

With upvc multi paned style double glazed window to front elevation, fitted cupboard providing storage, continuation of flagged floor.

### Sitting Room

26'4" x 14'1" reducing to 13'9" (8.03m x 4.29m reducing to 4.19m) Approached via two steps down, with ledge and brace door, beams to ceiling, twin light points, feature fireplace surround with burner, four upvc timber look double glazed leaded style windows, matching French doors with half windows leading to garden, three double radiators.

### Dining Room

12'5" plus large inglenook and recess x 13'7" (3.78m plus large inglenook and recess x 4.14m) With feature inglenook fireplace, upvc timber leaded look double glazed windows to front and rear elevation, both with window seats, wall light points, double radiators, door to useful under stair store cupboard, serving hatch to family room, ledge and brace door to...

### Inner Lobby

With staircase rising to first floor landing, ledge and brace doors serving both Conservatory and Family Room.

### Family Room

11'4" x 14'1" (3.45m x 4.29m) With upvc leaded look double glazed windows, herringbone wood block flooring, fitted cupboards and drawers, radiator, door to...

### Kitchen

6'3" expanding to 7'6" x 10'3" (1.91m expanding to 2.29m x 3.12m) With a range of matching timber fronted wall and base units with tiled working surface over, sink drainer unit, four point gas hob, partially concealed Miele dishwasher, double oven, ledge and brace door to walk in pantry, with matching wall and base units and space for tall fridge/freezer.

### Conservatory





8'3" x 9'9" (2.51m x 2.97m) With upvc look timber double glazed windows and doors set onto stone with glazed angled roof over, door to...

### Ground Floor WC

Fitted with a white low level WC, corner wash hand basin and space and plumbing for washing machine, upvc obscure leaded look double glazed window to rear elevation.

### First Floor Landing

With upvc leaded double glazed window to front elevation, feature angled ceiling lines, exposed timber flooring, radiators.

### Bedroom One

13'10" expanding to 18'2 in doorway x 14' (4.22m expanding to 5.54m in doorway x 4.27m) With upvc leaded look double glazed windows, three double radiators, semi vaulted ceiling lines, feature stone fireplace, door to...

### En-Suite Shower Room

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, fully tiled large shower cubicle with Triton electric shower, full splash back tiling.

### Bedroom Four

7'11" x 8'9" (2.41m x 2.67m) With upvc double glazed leaded look window to rear elevation, radiator.

### Bedroom Two

15'3" plus recess x 10'5" (4.65m plus recess x 3.18m) With two upvc leaded look double glazed windows to rear elevation, semi vaulted ceiling line, double radiator.

### Bedroom Three

11'4" x 10'4" (3.45m x 3.15m) With upvc leaded look double glazed window to rear elevation, semi vaulted ceiling lines, radiator, door to wardrobe with hanging rail and shelf over.

### Family Bathroom

11'4" x 14'1" (3.45m x 4.29m) Fitted with a white suite to comprise; pedestal wash hand basin, low level WC, bath with wall mounted shower, full splash back tiling to splash back area, radiator, upvc obscure leaded look double glazed window to side elevation.





### Outside Front

The front garden is principally laid to lawn and set behind a lovely stone wall to Farm Street. There is a broad timber gate leading to the entrance door. The path then continues across the side of the property giving access to the garage and workshop. Driveway hard standing in front of the garage.

### Garage

11'4" reducing to 10'6" x 28'7" (3.45m reducing to 3.20m x 8.71m) With timber double doors to front leading to driveway, personal door to rear, window and beautiful period ledge and brace arched top door to side, leading to garden.

### Workshop

12'10" x 13'11" (3.91m x 4.24m) Constructed with brick and stone, further arched top ledge and brace door, power and light as fitted, ladder to first floor platform providing additional storage.

### Rear Garden

The rear garden is principally laid to lawn, surrounded in the main by hedging and fencing, deep and attractive well stocked additional English country garden borders. Feature semi sunken rose garden with borders, pond and rockery to rear of garden. The path then continues down the side of the property with further gate leading to Farm Street.

### Potting Shed/Gardeners Store

10' x 6' (3.05m x 1.83m) With window and door, power and light as fitted. Attached to this is a log store.

### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

### Pan's Garden

22 Farm Street  
Harbury  
CV33 9LS



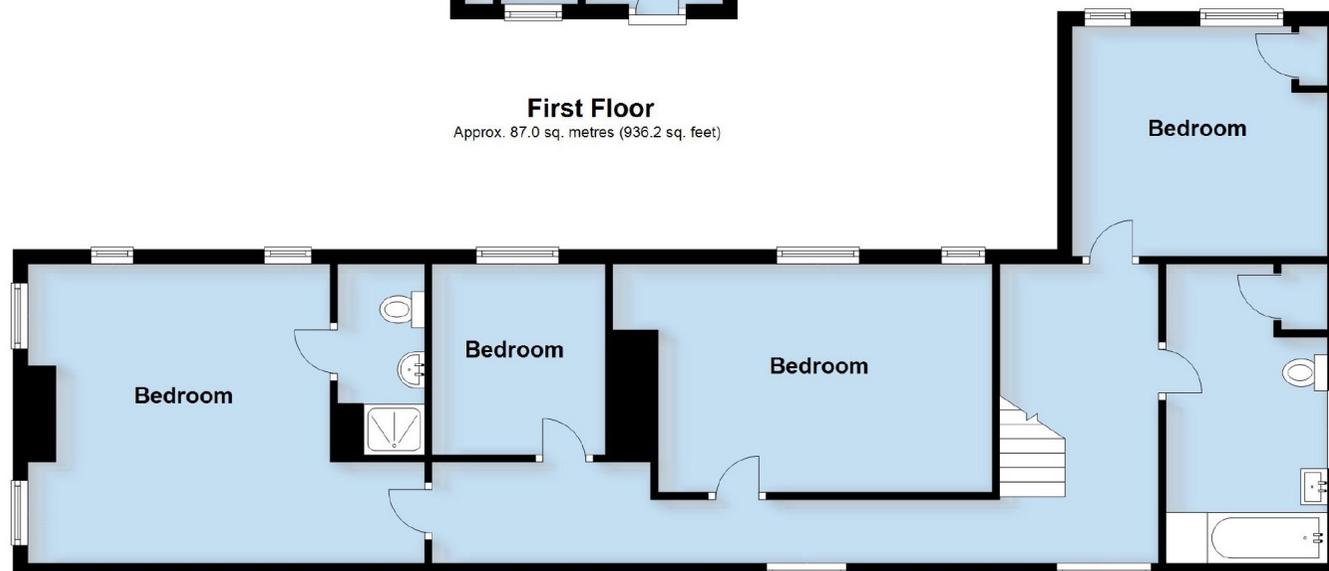
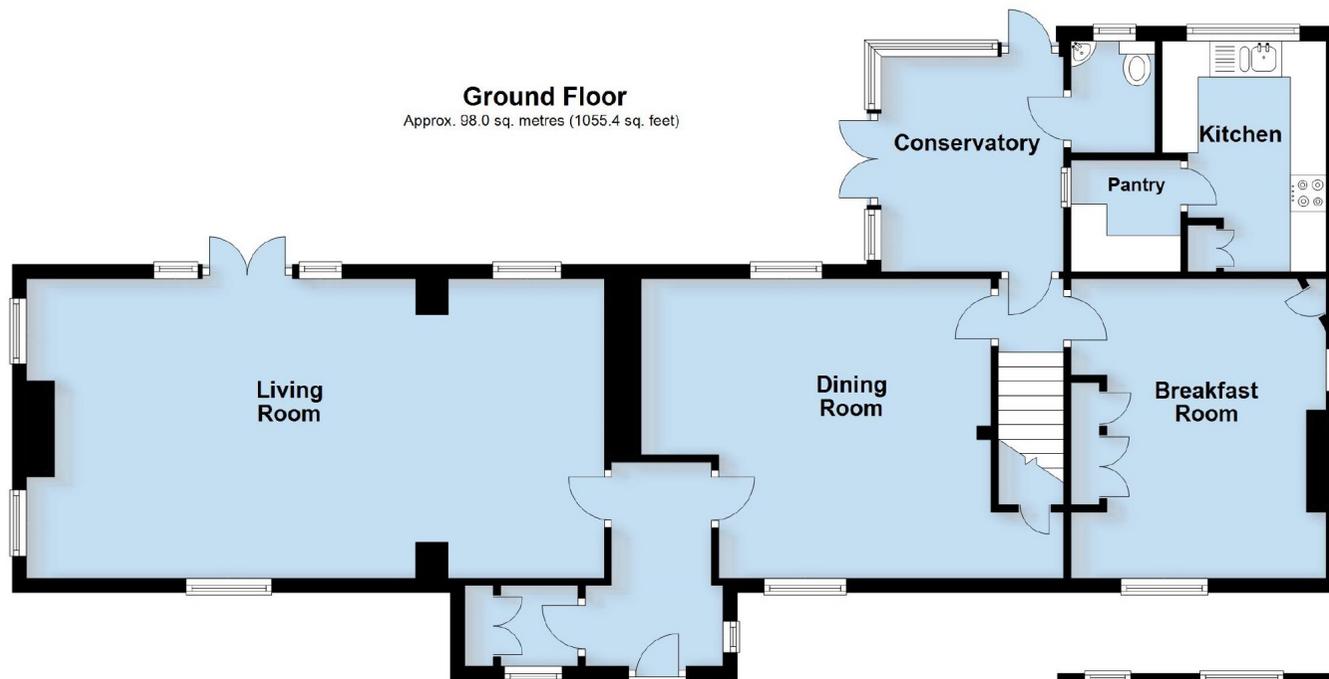
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**Total area: approx. 185.0 sq. metres (1991.6 sq. feet)**

This plan is for illustration purposes only and should not be relied upon as a statement of fact