



Maddison House
26A Ivy Lane, Harbury, Leamington Spa





A single storey **four bedroom Eco-house** in a private plot, nestled in the heart of Harbury.

Distances





M40 (J12) 4 miles (southbound), J15 5 miles (northbound), Leamington Spa train station 6 miles, Warwick 7 miles, Stratford-upon-Avon 12 miles, Rugby 16 miles, Birmingham International Airport 27 miles (all distances and times are approximate).

Situation

Harbury is well-served with amenities, including All Saints Church, Harbury C of E primary school, a range of shops, public houses, chemist, garage, library, doctors surgery and tennis, rugby and cricket clubs. There is a regular bus services to the surrounding towns.

Leamington Spa and Warwick are readily accessible offering a wider range of shops and local amenities. Stratford-upon-Avon with its theatres and Shakespearean heritage is 12 miles and the Fosse Way gives access to the Cotswolds to the south.

There is a range of state, grammar and private schools in the area to suit most requirements. There is horse racing at Warwick, Stratford-upon-Avon and Cheltenham and a number of golf courses in the area.

 4  2  2  1 **EPC**
C

Tenure
Freehold

Local Authority
Stratford on Avon District Council

Council Tax
Band G





The property

Maddison House, 26A Ivy Lane is a unique detached single storey dwelling which has been finished to an incredibly high specification. Built in 2013 by the current owners, this exceptional property sits in a very private position, tucked out of sight yet nestled in the heart of the village.

This incredible Eco-house, has been built to German standards . Fully insulated and benefitting from an Air Source Heat Pump, oak triple glazed windows, mechanical air ventilation and underfloor heating to help reduce running costs.

The timber frame building (reduced CO2 emissions) is clad in natural Portuguese stone.

The handmade front door in arts and crafts style has a stained-glass window above and opens into the entrance hallway. Solid oak flooring continues throughout the house and from the foyer, there is access to the kitchen/dining/ living room. With a triple aspect, this room has plenty of light and large glazed sliding doors give access to the garden. This large reception room has a shadow gap, windows have electric blinds, and a Corian kitchen has integrated appliances including a large fridge, freezer, dishwasher and double oven.



The remaining accommodation is on the other wing of the house, and off the hallway is a guest cloakroom, utility room and a sitting room/study which has fitted cabinetry and sliding doors to the front garden.

The principal suite is at the far end of the house with a dual aspect, en suite bathroom with walk in shower and a dressing room. Three double bedrooms all have built-in wardrobes and share the family bathroom.

The property is accessed through electric double gates which open into a gravelled driveway with parking for six cars. There is a detached timber double garage with separate workshop and under the original planning permission, plans and diagrams for a garage built in a similar style to the house are available.

The south-west facing garden is incredibly private and mainly laid to lawn with a paved terrace. There is a pathway around the side of the house giving access to all sides of the property. The property benefits from both a soakaway and a large water tank with pump sited under the lawn. A rainwater tank with a pump has been buried underground in the garden.

Services

Mains electric, water, shared drains and soakaway. Air source heating supplied by a Swedish Octopus Ice Stick air source heat pump

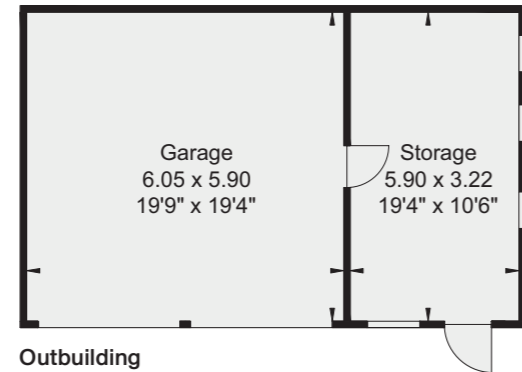




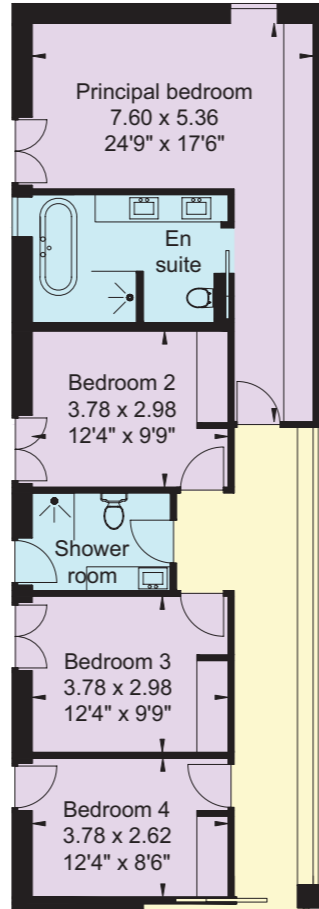
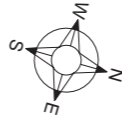
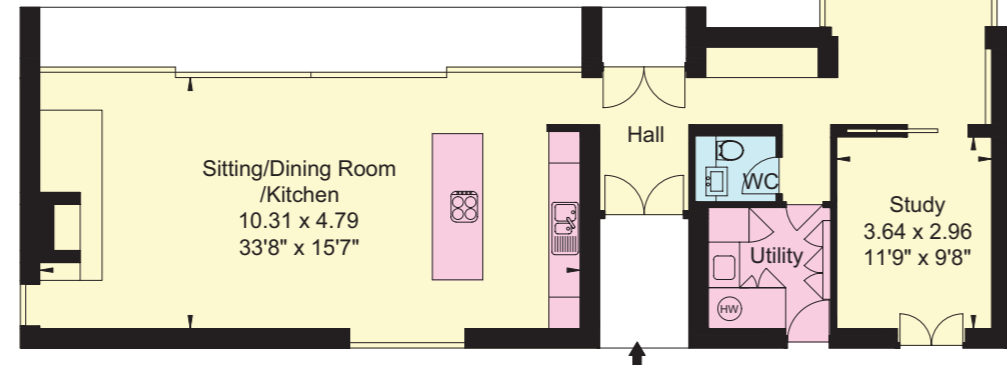
Approximate Gross Internal Floor Area
House: 1,971 sq ft / 183 sq m
Outbuilding: 603 sq ft / 56 sq m
Total: 2,574 sq ft / 239 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding
 (Not shown in actual location / orientation)



Directions (CV33 9HN)

What3words:///underline.reader.goodnight

Viewing

By prior appointment only with the agents



Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
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 Warwickshire CV37 6YX
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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 02 April 2024
Our reference: STR012450325

Maddison House, 26A, Ivy Lane, Harbury, Leamington Spa, CV33 9HN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £925,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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V4.2 Feb 24