

Montgomery House
Mill Lane
Harbury, Warwickshire



Montgomery House is situated off a quiet no through lane just past the fine former Windmill. The village is well served with amenities, including All Saints Church, primary school, range of shops, public houses, chemist, garage, library and doctor's surgery with bus services to surrounding towns. Nearby Stratford-upon-Avon with its theatres and Shakespearean heritage is the region's cultural centre. The Fosse Way, a short distance from the village, gives ready access to the Cotswolds to the south.

There is a range of state, grammar and private schools in the area to suit most requirements including Warwick Prep and Public Schools, King's High School for Girls in Warwick; Arnold Lodge School and Kingsley School for Girls in Leamington Spa.

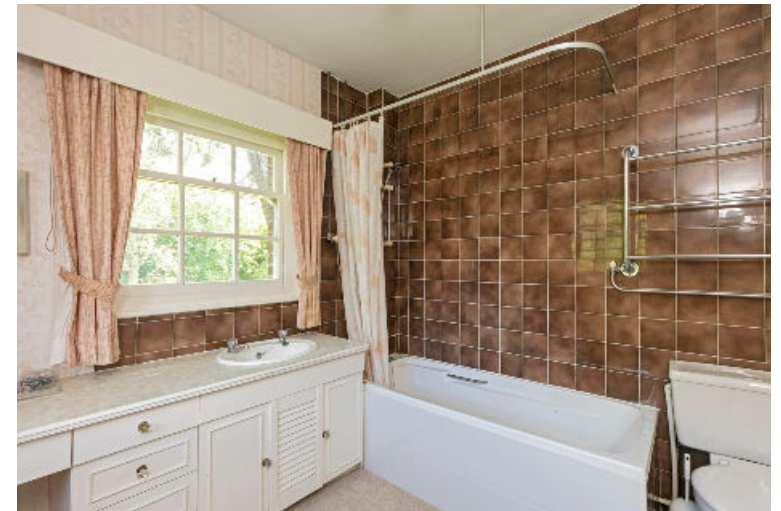
There is racing at Warwick, Stratford-upon-Avon and Cheltenham and a number of golf courses in the area.



M40 (J12) 4 miles (southbound), J15 5 miles (northbound), Leamington Spa 6 miles (Intercity trains to London Marylebone from 60 mins), Warwick 7 miles, Stratford-upon-Avon 12 miles, Rugby 16 miles (Intercity trains to London Euston from 48 mins), Birmingham International Airport 27 miles (all distances and times approximate).



A handsome village house with coach house and mature garden.



Built partly of Lias limestone and partly of brick, Montgomery House is an imposing house dating from the eighteenth century. The property is not listed, and offers scope for significant improvement and remodelling.

The front elevation is brick and the rear elevation is stone with attractive brick detailing. Across a small courtyard from the house is the stone built coach house with scope to create ancillary accommodation or home office for remote working, subject to planning permission. The accommodation is double storey to the front and three stories to the rear.

The front door opens to the hall with a fine elegant curved staircase and handrail. To one side is the dining room with cast iron grate to the fireplace and steps down to a breakfast room and kitchen.



To the other side of the hall is the drawing room, which is dual aspect running from front to back of the property with a fireplace with cast iron grate. There is an unusual link between the two reception rooms behind the staircase.

A utility room/back hall has steps to an extensive cellar storage, which also houses the gas fired boiler and a wine cellar. Off the drawing room is a ground floor bedroom suite with its own outside door, lobby, double bedroom 5, walk in closet and en suite bathroom.

To the first floor is the principal bedroom suite with double bedroom with fireplace and steps up to a dressing room and en suite bathroom. Double bedroom two has wardrobes and en suite bathroom. There is a south facing bedroom 3 which is served by a further shower room.

To the second floor is a further bedroom suite with bedroom 4, shower room and dressing room.

There are two further low boarded attic rooms.

Attached to the house is a double open fronted garage. Across the courtyard is the coach house with a garage with double wooden doors in the gable end, and two store rooms/potting shed/workshop, and an outside staircase to a small loft room and storage above. There is a cast iron hand pump in the courtyard.

Gardens and grounds

The property is approached along Mill Lane which is a private road. There is access into the courtyard and garaging to the rear of the house and a 5-bar gate gives access to a parking area to the front.

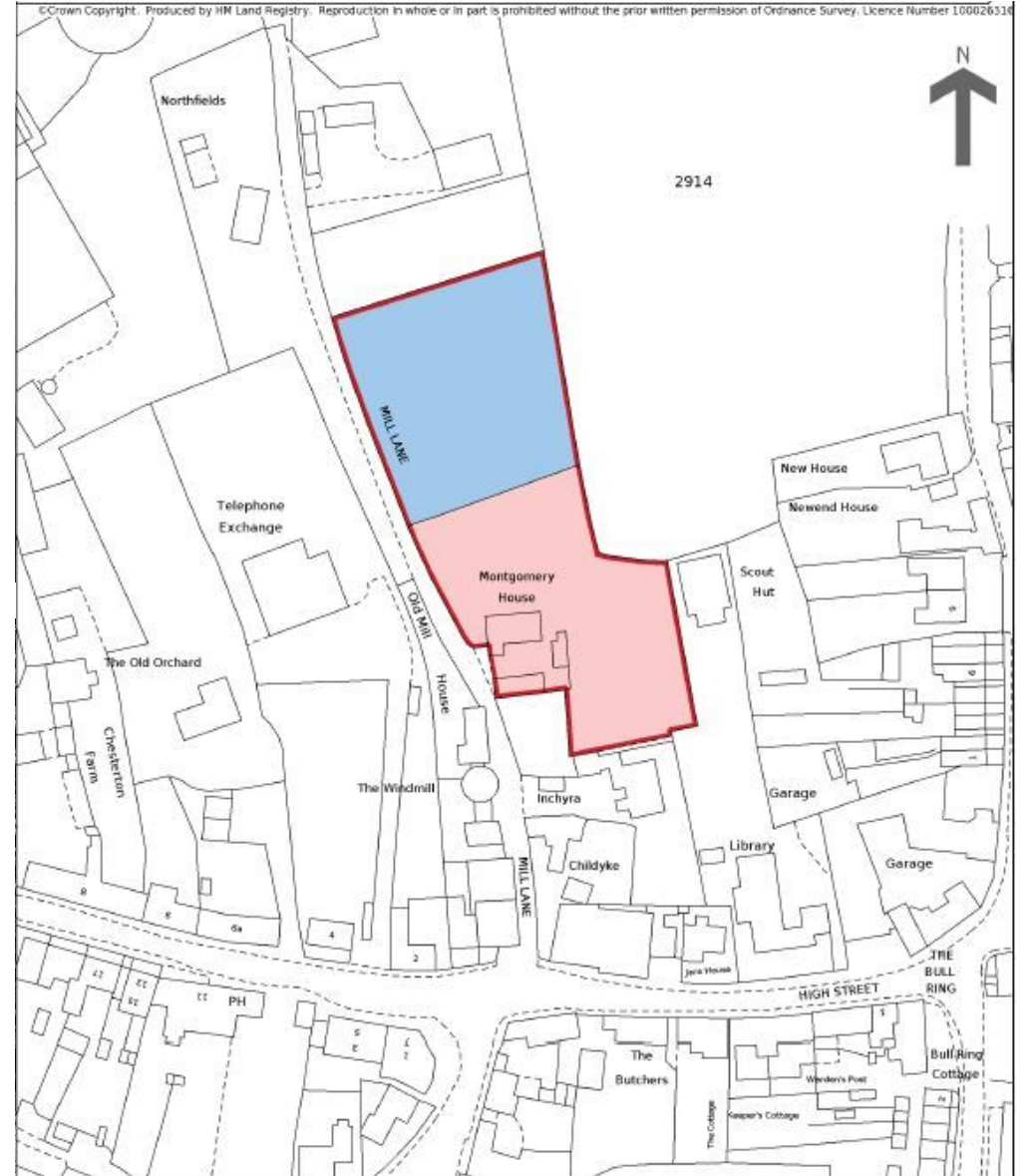
The garden is principally lawned and contains shrub and bulb beds. The garden is enhanced by fine mature trees including beech and copper beech, ash, sycamore, tulip tree, flowering cherry, evergreen trees, magnolia, yew and oaks and a lonicera hedge against the lane.

Part of the garden has been left as a spinney with woodland bulbs, mown paths and three apple trees.

The garden incorporates two ornamental ponds with a rill between, with a circulation pump, not currently operating. To the side of the garden is a swimming pool, not currently in use, and a timber and glazed summer house with paved floor.

Below the side lawn is a vegetable garden area, with greenhouse behind a beech hedge, with plum and hazel trees.

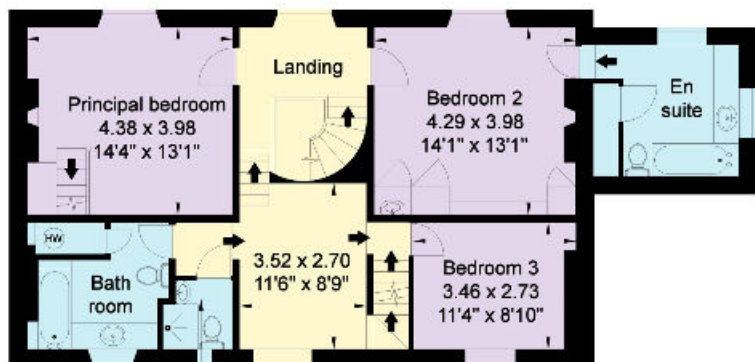
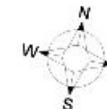




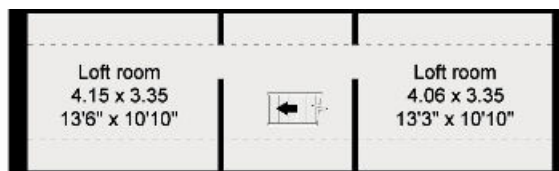


Coach House with scope for conversion subject to planning.





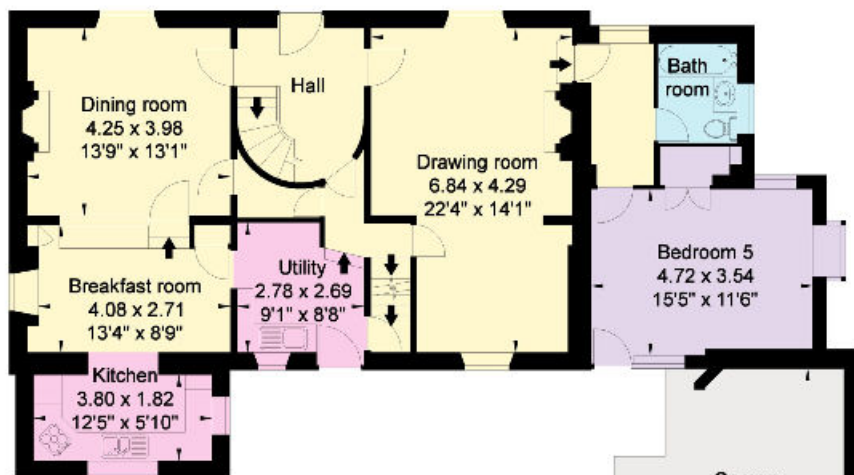
First Floor Shower room



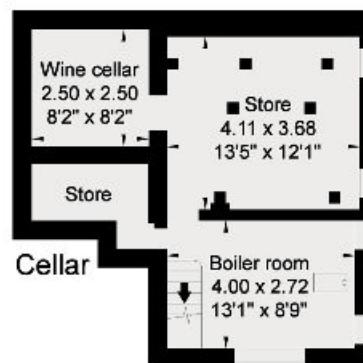
Loft Floor



Second Floor



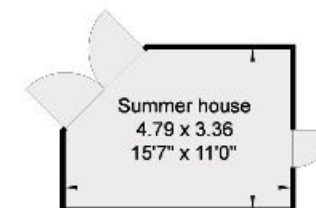
Ground Floor



Cellar



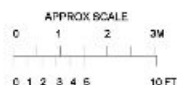
Coach House First Floor



Not shown in actual location / orientation



Coach House Ground Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 280 sq m (3,015 sq ft) exc. Loft rooms

Outbuildings: 85 sq m (916 sq ft)

Total: 365 sq m (3,931 sq ft)

© Cotswold Plans Ltd. 01386 430176
ma/13315

Montgomery House Harbury

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 text of the Particulars.



Services

All mains services are connected to the property. Gas fired central heating.

Directions (CV33 9HP)

From the M40 (J12) signposted Gaydon, proceed to the T-junction off the motorway and turn right onto the B4451 signposted Bishops Itchington. Proceed through Bishops Itchington to the T-junction and turn left onto the B4452 signposted Harbury. At Harbury follow the B4452 round the right hand bend and turn left into Hall Lane. After a third of a mile turn right into Church Street and then right into Mill Lane. The entrance to the property will be found on the right hand side beyond the former windmill.

Terms

Tenure: Freehold

Local Authority: Stratford on Avon District Council.
Telephone 01789 267575. Council Tax Band: G

Viewing

By prior appointment only with the agents.

Knight Frank
Stratford upon Avon
Bridgeway House
CV37 6YX

I would be delighted to tell you more.

James Way
01789 297735
james.way@knightfrank.com

knightfrank.co.uk



Connecting people & property, perfectly.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property; and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2021. Photographs and videos dated June 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.