



3 Pirie Close  
Harbury | Warwickshire | CV33 9JT

FINE & COUNTRY

# STEP INSIDE

## 3 Pirie Close

A rare opportunity to acquire a stunning five-bedroom executive home in the highly sort after village of Harbury, Leamington Spa. This beautifully presented property also offers three reception rooms, three bathrooms and occupies a substantial plot of almost a third of an acre. There is excellent scope to extend or develop the property STPP.

### Ground floor

On entering this wonderful home, you are immediately greeted by a beautiful and spacious entrance hall which gives access to the generous ground floor accommodation.

To the left is a fully fitted study which has a lovely bay window looking out to the front.

Continuing through the entrance hall you have a w/c and storage cupboard and door into the stunning kitchen breakfast room, fully fitted with modern shaker style units, Silestone worktops and gas hob. There is room for a dining table and double doors onto the rear garden terrace.

From the kitchen breakfast room, you have access to a superb utility room with Silestone worktops and a single door onto the rear garden. Continuing through these rooms is a lovely snug with bi-folding doors onto the lovely rear garden.

Alongside the kitchen breakfast room is a separate dining room beautifully decorated with large bay window allowing light to flood into this perfect space for entertaining friends and family.

The hub of the home is a generous dual aspect sitting room with sliding doors onto the back garden and windows looking out to the front. There is a fabulous large inglenook fireplace holding a log burner ideal for heating this spacious yet cosy room.

### First floor

Stairs from the entrance hall take you to the bedroom accommodation.

The main bedroom is a generous size with beautiful, fitted dressing table and wardrobes, there is a spacious ensuite with separate bath, double shower cubicle, sink, and toilet.

Bedroom two is a good size with fitted wardrobes and an ensuite bathroom holding bath with shower above, sink, and toilet.

Bedrooms three and four are both doubles with fitted wardrobes, bedroom five could hold a double bed but is currently laid out as a single bedroom with a fitted dressing table or desk and wardrobe. Bedrooms three, four and five are serviced by a stunning and spacious family bathroom which holds double shower cubicle, sink, and toilet with lovely fitted units.













### Outside

The gardens certainly compliment this wonderful home, occupying one of the largest plots of almost a third of an acre. The gardens wrap around the right-hand side of the property (which is west facing) to the back (which is south facing). A lovely, generous front garden has been beautifully landscaped and there is a large block paved driveway offering parking for five vehicles in front of the double garage. The good-sized rear gardens have been beautifully landscaped and offer various spots to relax in the sun. Internally the garden can be accessed through double doors from the kitchen, bi-folding doors in the snug and a single door from rear of the garage. Due to the size of the plot there is excellent scope to extend and develop the property further; the current owners have considered an annex STPP.





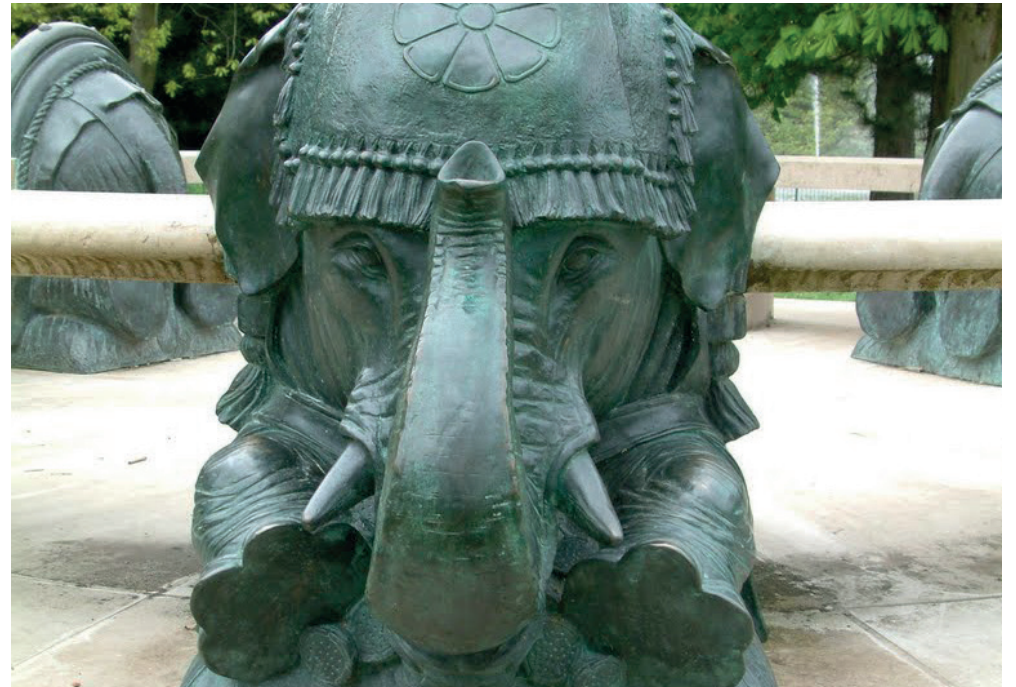
# LOCATION

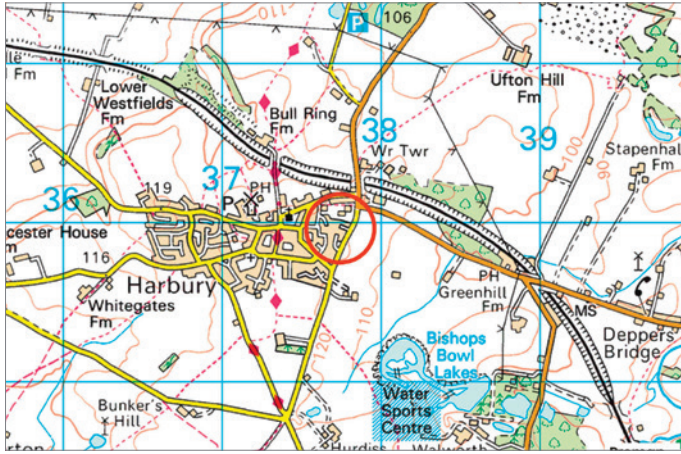
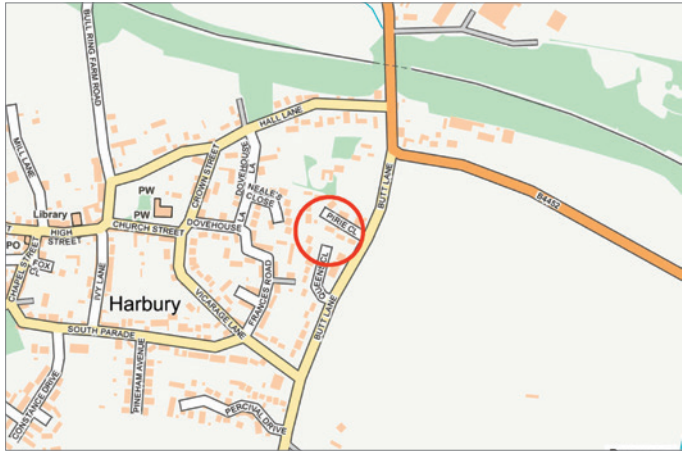
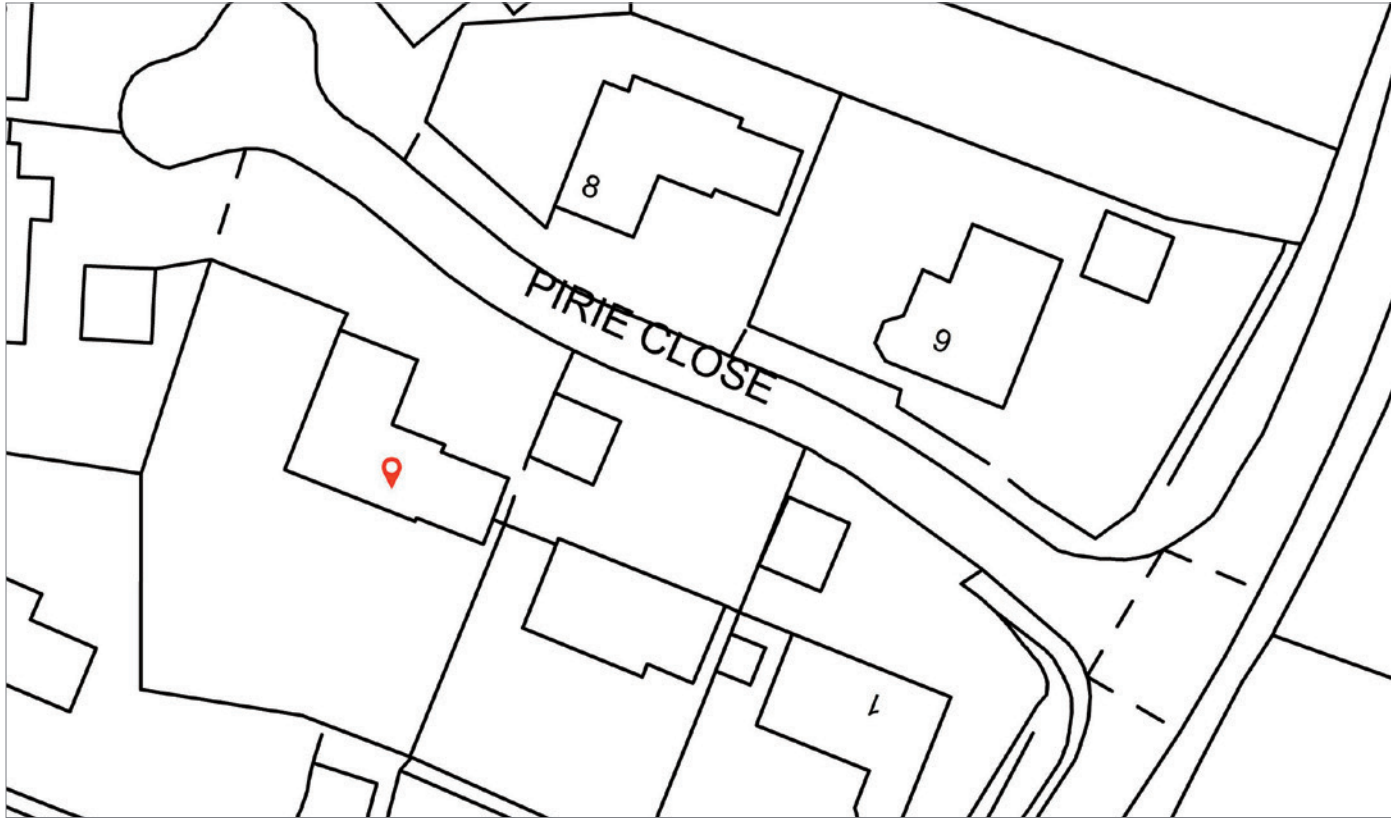
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Harbury is located about five miles south-east of Leamington Spa and three miles south-west of Southam. The village remains one of the most popular villages in the area. It is a thriving village with a great sense of community and boasts a Church of England Primary School, Doctor's Surgery, five public houses, a Post Office, two general stores, a Chemist, and a Hairdresser. There is a well-used Village Hall, an active church community, a community-run Library and Cafe, and many vibrant and successful community groups. Village events such as the Carnival and the Bonfire all contribute to the sense of living in a real community. The local area is renowned for its excellent schooling, transport links and beautiful countryside. In 2003, Harbury won both the Warwickshire and Central Region rounds of the Village of the Year Competition and went on to represent the Central Region in the National competition – one of only six villages in England and Wales to do so. Since then, the village has maintained its reputation as being one of the best communities in Warwickshire and continues to bring the concept of community spirit up to date into the 21st century.

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell, and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar, and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School, and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes.







**Services**

The property is believed to be connected to mains gas, electricity, water & drainage.

**Local Authority**

Stratford on Avon District Council  
Council Tax band - G

**Viewing Arrangements**

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

**Website**

For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

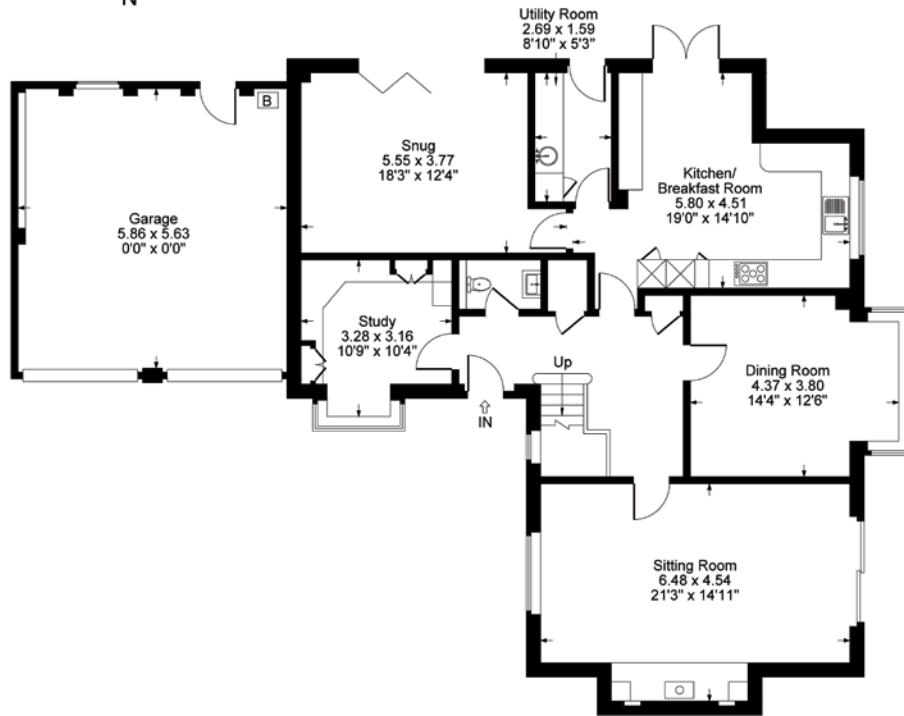
**Opening Hours:**

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

**Directions**

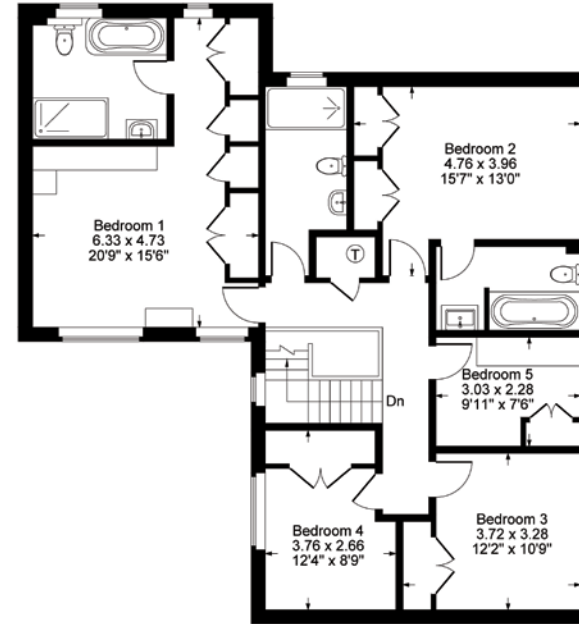
Directions from the Parade in Leamington head south, at the roundabout take the first exit onto Newbold Terrace. At the end of Newbold Terrace turn right onto Willes Road, continue on Willes Road to the end and turn left onto Radford Road. Continue on the Radford Road to follow the A425 for two miles and at the roundabout take the third exit onto the Fosse Way. Proceed on the Fosse Way for about two miles and turn left onto Middle Road and continue onto Binswood End. Turn right onto Farm Street and then left onto Park Lane. Take the right turn onto Bush Heath Lane and continue onto you reach Bush Heath Road. Turn left onto Bush Heath Road and take your fourth left onto Pirie close. The property will be the second one on your left.





Garage

Ground Floor



First Floor

Approximate Gross Internal Area = 219.31 sq m / 2361 sq ft  
 Garage = 32.99 sq m / 355 sq ft  
 Total Area = 252.30 sq m / 2716 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Guide price £1,250,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 17.07.2023





**JAMES PRATT**  
ASSOCIATE ESTATE AGENT

*follow Fine & Country Leamington Spa on*



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