



Computer generated image

Harburyfields

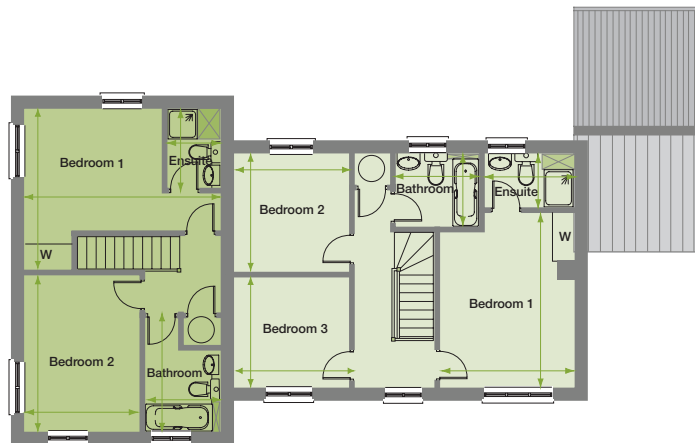
plots 48 and 49

Plot 48 is a substantial wide-fronted three bedroom property, built in traditional Warwickshire Old English brick. It benefits from a separate kitchen and dining room which open onto each other and a separate utility room. The living room extends front to back and has a brick inglenook style fireplace with multi-fuel burning stove. Upstairs there is an ensuite to the master bedroom and two further bedrooms served by a family bathroom. The property has a single garage set back from the frontage.

Plot 49 is a delightful two bedroom cottage constructed in Cotswold natural stone, with traditional detailing. It has a spacious living room and fully fitted kitchen/dining room, both of which extend front to back and benefit from windows to two elevations. There is a cloakroom on the ground floor with convenient storage space. Upstairs the master bedroom has an ensuite whilst the generously proportioned bedroom 2 is served by the family bathroom. Plot 49 has a private block paved drive providing two parking spaces.

Plot 49 first floor

- Bedroom 1**
4.97m max x 4.11m max (16'4" max x 13'5" max)
- Ensuite shower room**
2.64m x 1.33m (8'8" x 4'4")
- Bedroom 2**
4.03m x 2.94m (13'3" x 9'8")
- Bathroom**
2.94m max x 1.91m max (9'8" max x 6'3" max)



Plot 48 first floor

- Bedroom 1**
4.46m x 3.45m max (14'7" x 11'4" max)
- Ensuite shower room**
2.32m x 1.45m (7'7" x 4'9")
- Bedroom 2**
3.08m x 3.03m (10'1" x 9'11")
- Bedroom 3**
3.03m x 2.84m (9'11" x 9'4")
- Bathroom**
2.17m x 1.94m (7'2" x 6'5")

Plot 49 ground floor

- Living Room**
4.97m x 3.12m (16'4" x 10'3")
- Kitchen/Dining Room**
4.97m x 2.94m (16'4" x 9'8")
- Cloakroom**
2.36m x 1.96m max (7'9" x 6'5" max) including store cupboard
- No Garage

49



48

Plot 48 ground floor

- Living Room**
6.03m x 3.42m (19'9" x 11'3")
- Dining Room**
3.16m x 2.60m (10'5" x 8'6")
- Kitchen**
3.31m x 3.16m (10'11" x 10'5")
- Utility Room**
1.93 x 1.63 max (6'5" x 5'4" max)
- Cloakroom**
1.81m x 0.90m (5'11" x 3'0")
- Single garage**