



Chestnut Tree Cottage, Harbury, CV33
£350,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa are pleased to present to the market Chestnut Tree Cottage, a beautifully updated two-bedroom period cottage positioned in the heart of the ever-desirable village of Harbury.

Full of charm and character throughout, this delightful home offers a spacious dual-aspect lounge/diner, a separate cottage-style kitchen, conservatory, two excellent double bedrooms and a newly remodelled bathroom occupying the full width of the first floor.

Material Information:

Council Tax: Band C

Local Authority: Stratford-Upon-Avon District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Dec 2025)

Mobile Coverage: Limited Coverage (Checked on Ofcom Dec 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Overlooking the pretty village green and set within one of South Warwickshire's most sought-after communities, Chestnut Treet Cottage combines the warmth of a traditional village home with thoughtful modern upgrades. Its exposed beams, stone fireplace and cosy proportions create a welcoming atmosphere from the moment you step inside.

Entering via the porch with its charming barn-style split door, you arrive into a generous lounge/diner extending the full depth of the house. This superb space is rich in character, featuring exposed beams, a stone-built fireplace with electric stove, multiple seating areas and space for dining. Natural light flows from both front and rear aspects, giving the room a warm and inviting feel.

An inner lobby leads directly into the kitchen, fitted with a range of cottage-style cabinetry, timber worktops and tiled splashbacks. There is space for appliances, a window overlooking the courtyard, and access into the rear conservatory. The conservatory provides an excellent additional seating or utility area and opens directly onto the paved courtyard garden.

The first floor is arranged with a central stairwell leading to two well-proportioned double bedrooms, each enjoying exposed beams and views towards the village green and surrounding rooftops. Bedroom one includes deep eaves-style storage, while bedroom two benefits from similar proportions and natural light.

The bathroom has been comprehensively redesigned by the current owners and now occupies the full width to the rear of the cottage. This beautifully finished space incorporates a contemporary bath, a wet-room style walk-in shower, a wall-hung WC and sleek vanity. Finished in neutral stone-effect tiling, it brings a fresh and modern contrast to the cottage's heritage.

Externally, the rear courtyard offers a private, low-maintenance outdoor area with right of access. As is common in Harbury, parking is available around the village green and on neighbouring lanes.





















About the Area

Chestnut Tree Cottage occupies a sought-after position in the heart of Harbury, one of Warwickshire's most desirable and community-focused villages. Just a short walk from the property, the village offers an excellent range of day-to-day amenities, including Harbury Primary School, the well-supported village hall, the welcoming church, a choice of popular pubs, and a thriving selection of community groups and clubs that contribute to Harbury's renowned village spirit.

For broader services, Leamington Spa (5 miles) and Warwick (7 miles) are easily reached by road, offering superb shopping, dining and cultural amenities. Families benefit from access to a range of respected secondary schools and independent options in Leamington Spa, all within a convenient drive.

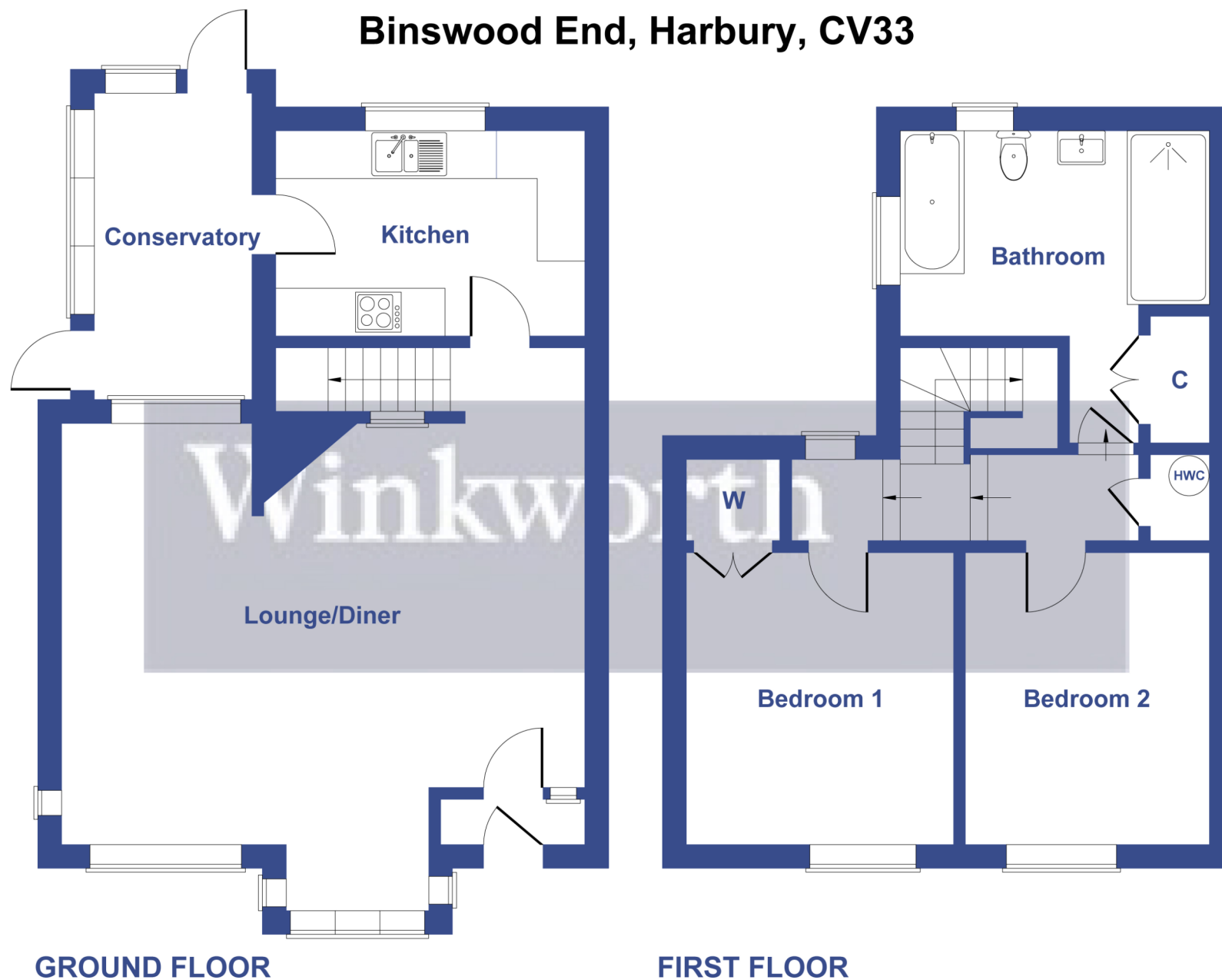
Commuters are well catered for. Leamington Spa Station (6.2 miles) provides regular services to London Marylebone and Birmingham, while road connections are excellent, with swift access to the M40, M42 and Fosse Way. Banbury Station is also within easy reach, offering additional routes to London and the Midlands.

Combining village charm with outstanding connectivity, Binswood End provides an exceptional setting for those seeking a well-served rural location with strong links to nearby towns and transport hubs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Binswood End, Harbury, CV33



Not to Scale. Produced by The Plan Portal 2025
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