



HALL LANE HOUSE

Hall Lane, Harbury, Leamington Spa, CV33 9HG

Welcome to HALL LANE HOUSE

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A select new development of traditional homes with a contemporary feel.

Hall Lane House is one of two individually architect designed new homes on the prestigious Hall Lane within the highly desirable village of Harbury.

Harbury is an established village with a great community spirit. It offers everything you need on a daily basis - from a school, a doctor's surgery and post office, through to a mini-supermarket, park and great pubs. Just three miles away is the market town of Southam and eight miles is Leamington Spa. The train station at Leamington Spa provides services between Birmingham and London Marylebone, the village also benefits from good links to the A423 and the M40.



Hall Lane House

SITE PLAN





GROUND FLOOR

1. Kitchen/Dining Area
14'1" x 23'1" (4.30m x 7.04m)
2. Living Room
15'4" x 13'11" (4.66m x 4.24m)
3. Dining Room
12'5" x 16'0" (3.78m x 4.88m)
4. Utility
11'4" x 4'10" (3.46m x 1.47m)
5. Study
12'5" x 8'10" (3.78m x 2.70m)
6. WC
3'7" x 4'10" (1.08m x 1.47m)



FIRST FLOOR

7. Master Bedroom
14'3" x 17'0" (4.34m x 5.19m)
8. Ensuite
10'4" x 6'5" (3.16m x 1.95m)
9. Dressing Area
10'6" x 9'6" (3.20m x 2.90m)
10. Bedroom 2
12'4" x 16'0" (3.76m x 4.88m)
11. Bedroom 3
15'3" x 13'10" (4.65m x 4.22m)
12. Bedroom 4
10'5" x 8'10" (3.17m x 2.68m)
13. Family Bathroom
6'7" x 5'6" (2.01m x 1.68m)

SPECIFICATION

Kitchen Technology

- In-toto contemporary designed premium German kitchen
- The cabinets are individually crafted with high quality interiors, top quality Blum fittings and many innovative features and soft close doors and drawers
- Dekton worktop on the island is the most innovative and hardwearing on the market with Silestone on the sink run
- Latest Quooker hot tap with flex hose
- Flush ceiling extractor design above hob
- All latest Neff appliances - Steam oven with Slide&Hide® door and combination microwave with warming drawer under
- Large 80cm induction hob featuring touch control with 5 zones
- Low frost freezer and low energy/low noise dishwasher
- 5 year guarantee on furniture

Utility/Bootroom

- Units by In-toto to compliment the kitchen

Bathroom and En-Suite Technology

- Contemporary white ceramic sanitaryware by Villeroy & Boch
- Chrome taps by Grohe/Hans Grohe
- Contemporary porcelain wall and floor tiles
- Chrome heated towel rail
- Shaver point
- Low profile shower tray with clear glass screens
- Underfloor heating
- Low level sensor lighting

Home Entertainment

- Multimedia installation to provide terrestrial TV, satellite TV, telephone/data points

Interior Finishes

- Oak internal doors
- Brushed chrome door furniture throughout
- Carpet to all bedrooms, stairs and reception rooms
- Engineered wood flooring to hall.
- Kitchen, utility and WC tiled
- Satin finished white woodwork throughout
- Contemporary painted walls with white emulsion ceilings

Electrical and Lighting

- Task lighting beneath wall units and central island in Kitchen
- A combination of mains voltage LED lighting throughout
- Brushed chrome sockets and switches throughout, with USB points in kitchen, study and bedroom

Heating/Hot Water/Energy Efficiency

- Energy efficient gas condensing boilers for heating and hot water system
- Thermostatically controlled zonal under floor heating throughout ground floor and radiators to first floor
- Chrome thermostatically heated towel rail to Bathroom and En-Suite

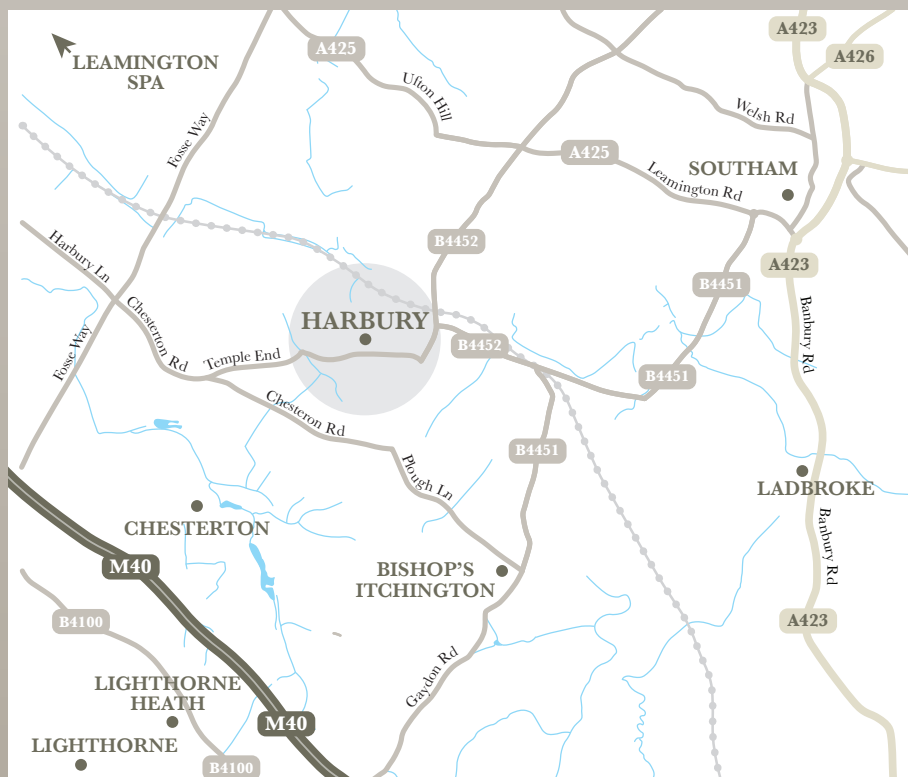
Security & Peace of Mind

- Mains supply smoke/heat detectors (with battery backup)
- Alarm system
- 10-Year Buildzone Warranty

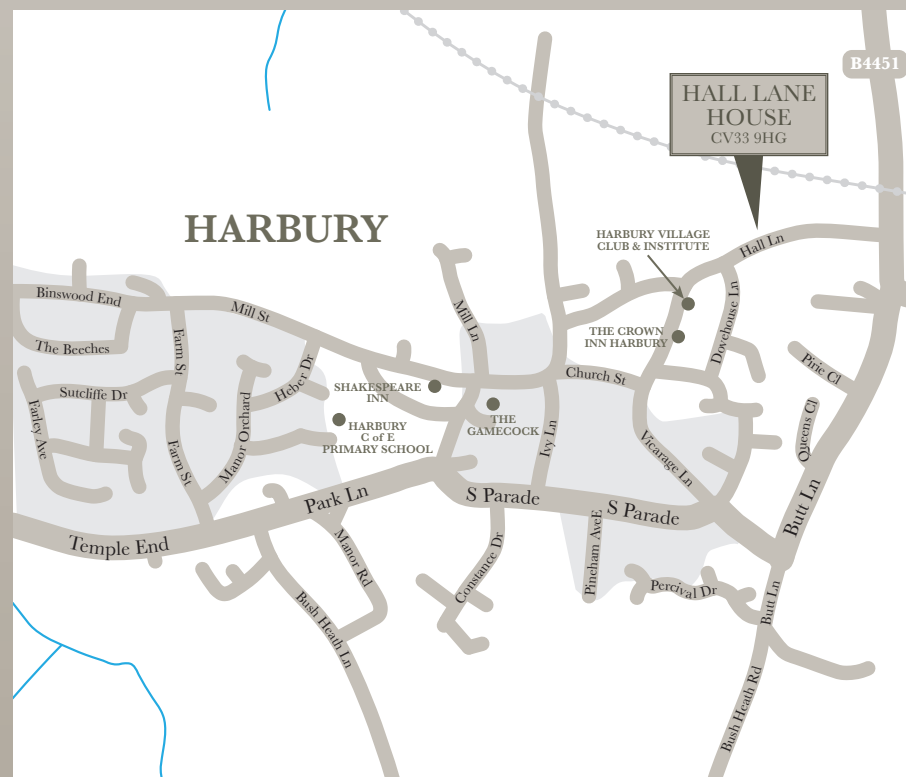
General

- Electric Gates, to compliment garden perimeter fencing enabling secure plot
- Integral garage with electric up and over door and power supply
- External LED security and amenity lighting





AREA MAP | MAP NOT TO SCALE



HARBURY LOCAL MAP | MAP NOT TO SCALE



For sales enquiries
or to arrange a viewing
contact **EHB Residential**



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