



# SPINNEY COTTAGE

Hall Lane, Harbury, Leamington Spa, CV33 9HG



# Welcome to SPINNEY COTTAGE

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

Spinney Cottage 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.



Spinney Cottage

## SITE PLAN





## GROUND FLOOR

1. Kitchen/Dining Area  
13'10" x 22'3" (4.22m x 6.77m)
2. Cold Room
3. Utility  
5'7" x 10'2" (1.69m x 3.09m)
4. Living Room  
11'11" x 16'10" (3.63m x 5.13m)
5. Study  
7'0" x 12'1" (2.14m x 3.68m)
6. WC  
7'10" x 3'7" (2.39m x 1.10m)



## FIRST FLOOR

7. Master Bedroom  
13'11" x 10'9" (4.23m x 3.27m)
8. Dressing Area  
5'0" x 5'7" (1.53m x 1.70m)
9. Ensuite  
8'7" x 5'7" (2.61m x 1.70m)
10. Bedroom 2  
11'2" x 9'4" (3.41m x 2.84m)
11. Bedroom 3  
8'10" x 7'1" (2.70m x 2.15m)
12. Bedroom 4  
12'1" x 10'10" (3.68m x 3.29m)
13. Family Bathroom  
7'5" x 5'8" (2.27m x 1.72m)

# 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 fridge/freezer and low energy/low noise dishwasher
- 5 year guarantee on furniture

## Enhanced Specification

- Separate walk-in Cold room/Fridge

## Utility/Bootroom

- Units by In-toto to compliment the kitchen

## Bathroom and En-Suite Technology

- Contemporary white ceramic sanitaryware by Villeroy & Boch
- Polished chrome taps by 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
- 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

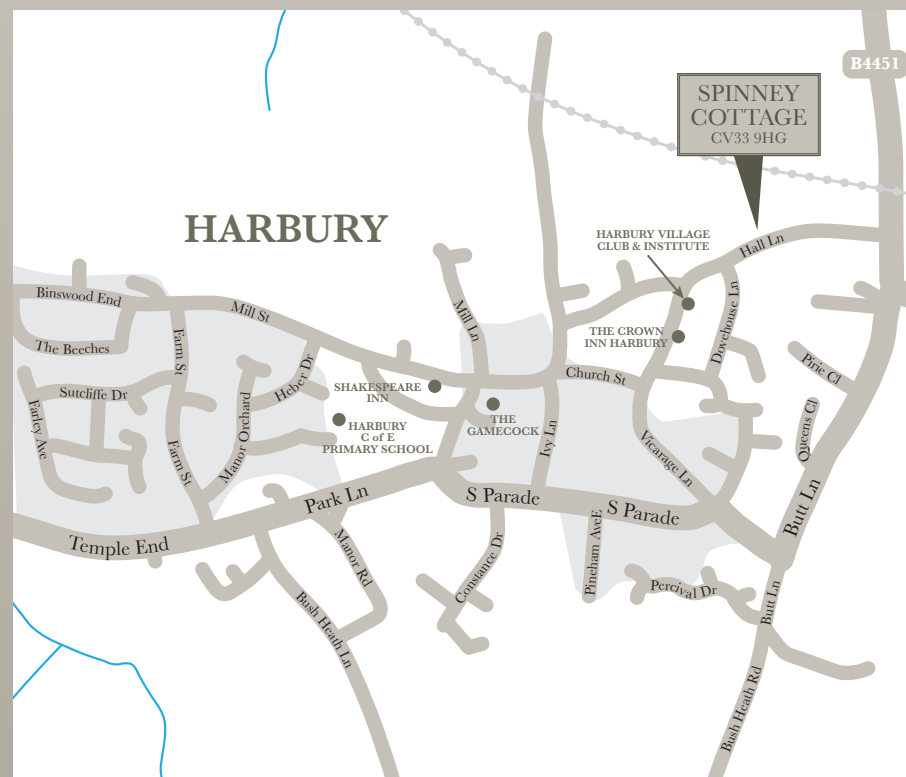
## General

- Oak and brick double car port, with a 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  
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