



High Street, Barford

*Distinctive  
Collection*









# High Street

Barford, CV35 8BU

Asking price £1,200,000

Nestled in the charming village of Barford, Warwick, this splendid detached house on High Street offers a perfect blend of comfort and elegance. With five bedrooms, this property is ideal for families seeking ample space to grow and thrive. The layout includes three inviting reception rooms, providing versatile areas for relaxation or entertainment.

Working from home is easy with this property having a dedicated office as well as a separate "man cave" which benefits from being fully insulated and having light and power.

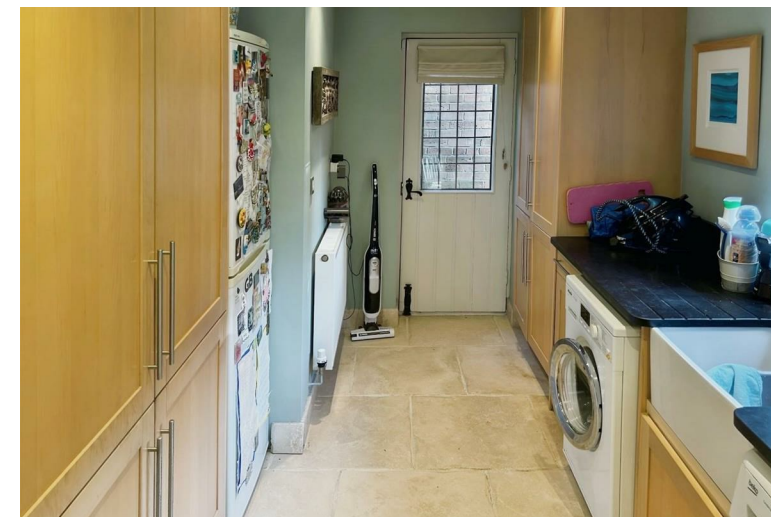
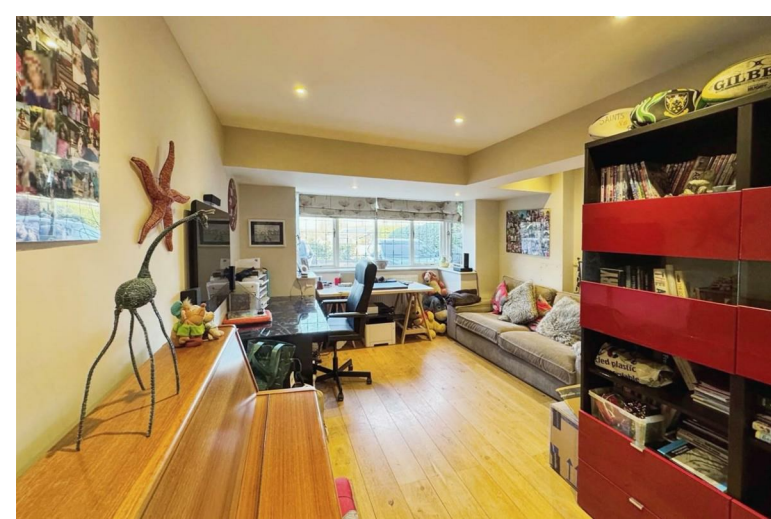
Barford is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a tranquil yet accessible location. With local amenities nearby and excellent transport links to Warwick and beyond, this property is not just a house; it is a place to call home.

Located in Barford are two pubs and a village shop which is owned and run by the community. There is also a well respected primary school and nursery. Under 3 miles away are Warwick Preparatory School, Kings High School and Warwick Boys School as well as being in the catchment area for a number of state run primary and secondary schools.

Whether you are entertaining guests in the spacious reception rooms or enjoying quiet family evenings, this property offers a delightful living experience. Do not miss the opportunity to make this beautiful house your new home in Barford.







## Location

This much sought after location is convenient for easy access to Leamington Spa, Warwick, Stratford-Upon-Avon, Coventry and Birmingham. Being just a mile from junction 15 of the M40 commuting north or south is made quick and easy. Barford is a popular village and parish located about three miles south of Warwick and four miles from Royal Leamington Spa, and in 2014 was listed in The Sunday Times as one of the top ten places to live in the Midlands.







# The Property

## Entrance

Entrance to the property is through a wooden and glazed, bespoke front door which leads into a bright entrance hall with galleried landing, circular window to side elevation and window to front elevation. Italian limestone flooring, neutral décor walls and ceiling. Gas central heating radiator, wall light.

Double doors lead into the main living room. Wooden framed glazed door leads into the kitchen and a solid wooden door leads into the downstairs WC.

## Downstairs WC

continuation of flooring and décor. Light point and extractor to ceiling. Fitted with a white low-level WC, white pedestal wash hand basin with chrome hot and cold taps.

## Kitchen / Living / Dining Room.

8.233m x 4.993m (27'0" x 16'4")

Continuation of the flooring and neutral décor, LED spotlights to ceiling. Two modern tall gas central heating radiators.

As you enter the room, double louvred doors which house a very useful larder style storage cupboard. The room then opens up into the modern fitted kitchen. Fitted with a range of base and wall units with a graphite coloured handle less frontage and an English quartz worksurface over. This continues and is matching on the island. Integrated appliances of two Bosch Electric ovens, Bosch ceramic induction hob, above hob position there is a Bosch stainless steel extractor with a glass splashback. Space and plumbing for dishwasher, space for American style fridge/ freezer, and space for a wine fridge. In the island there is an under worksurface mounted double sinks with a stainless steel industrial style mixer tap with additional filter tap which can also provide boiling and cold water. Various electric sockets and fuse switches.

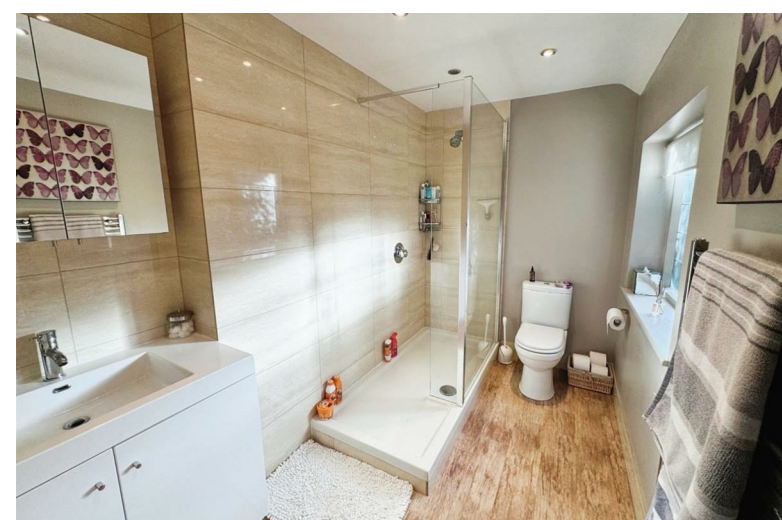
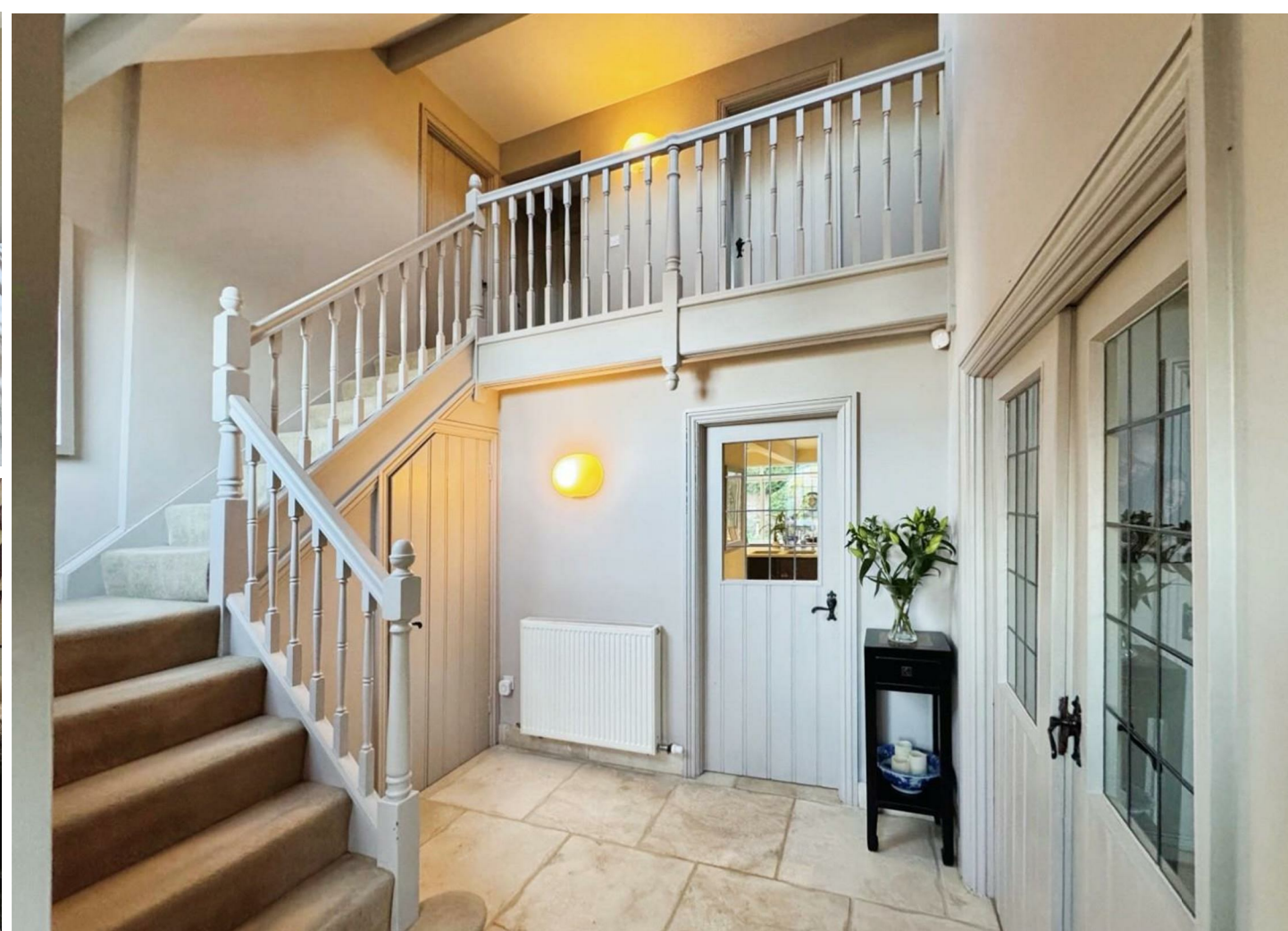
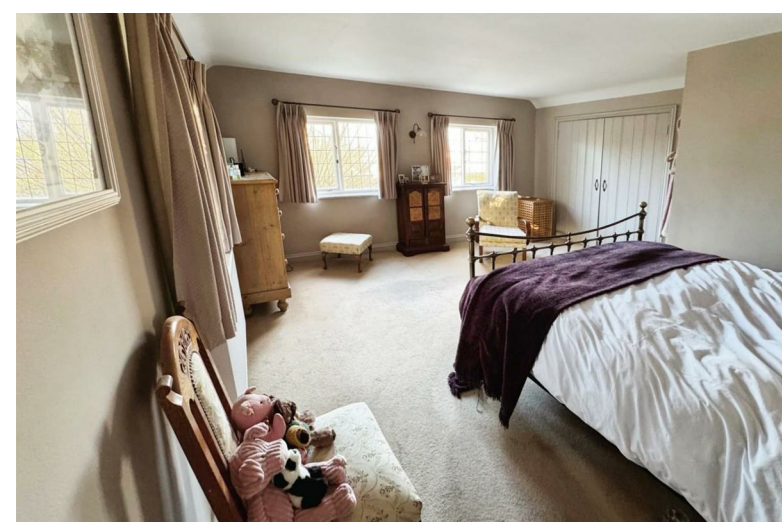
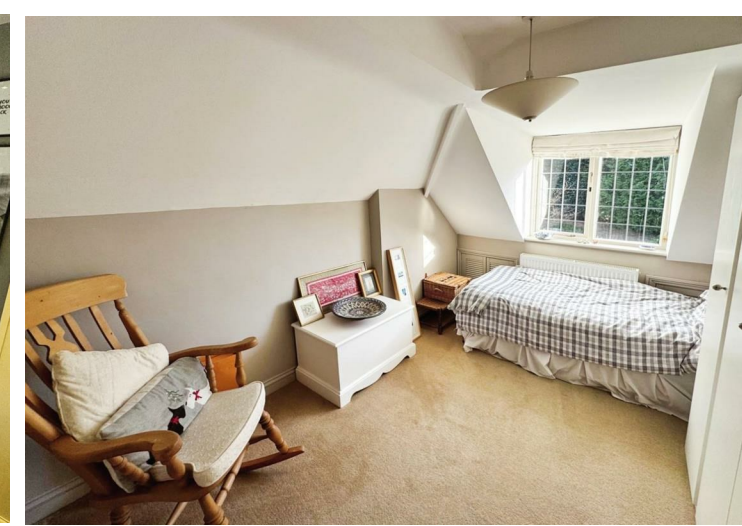
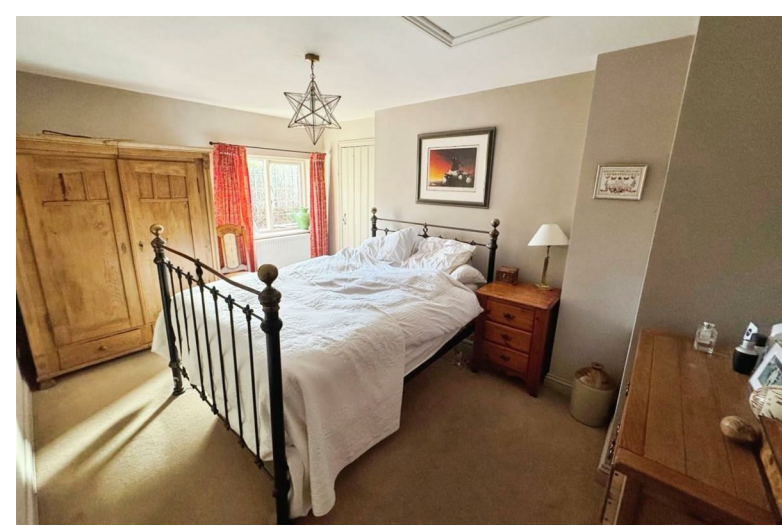
In the dining area to the majority the walls are wooden framed double glazed panels and opening windows with double glazed, wooden framed, double French doors to side elevation giving access out into the garden. Glazed roof with opening window for ventilation and fresh air. Blinds fitted to ceiling and all windows. LED spotlights above plinth position, gas central heating radiator, electric sockets and a TV point.

















# The Property

## Utility Room

4.009m x 1.949m (13'1" x 6'4")

Accessed from the kitchen via a wooden framed glazed door is the separate utility room. Having a continuation of flooring and neutral décor. Wooden framed double glazed window to rear elevation and wooden framed double glazed door to side elevation giving access to side return. LED spotlights to ceiling. Fitted with a range of base and wall units with a wood frontage and an English quartz work surface. Space for tumble dryer and space and plumbing for washing machine. Belfast style sink with a chrome hot and cold mixer tap and space for full height fridge/ freezer. Gas central heating radiator.

## Reception Room Two

5.919m x 3.716m max measurements (19'5" x 12'2" max measurements)

Accessed off the kitchen and having wooden flooring, neutral décor to walls and ceiling. Square, bay style window to front elevation being wooden framed double glazed, gas central heating radiator below. Wooden framed double-glazed window to side elevation. LED spotlights to ceiling. Various electric sockets and a TV point.

## Living Dining Room

9.179m x 4.771m (30'1" x 15'7")

Accessible from the entrance hall via double, wooden framed doors and also from the kitchen dining room is the main reception room, separated in to two defined areas by the central, double sided, wood burning stove.

As you enter into the living area the flooring is carpeted which continues into the dining area. There is a square, bay style double glazed wooden framed window to front elevation with additional square, bay style wooden framed double glazed window to side elevation with gas central heating radiator below. LED spotlights to ceiling. The main feature of the room is the double sided wood burner on a tiled hearth with wooden beam and lighting. Various electric sockets and TV point.

Coming through into the dining area which is also accessible off the kitchen. Continuation of carpet and décor. LED spotlights to ceiling also above window position. Square style bay window being wooden framed double glazed to rear elevation with gas central heating radiator below. The reverse of the double sided wood burner. Electric sockets and a wooden framed glazed door which leads into the study.

## Study

3.025m x 2.368m (9'11" x 7'9")

Continuation of carpets and neutral décor. Full height glazed panels to front and rear elevation. Two Velux windows to ceiling, LED spotlights to ceiling, gas central heating radiator and electric sockets.

From the entrance hall carpeted dog leg stairs which lead up to the first-floor landing. Double glazed wooden framed window to front elevation giving attractive views. Two Velux windows to ceiling, light point to wall, single electric socket. On the landing wooden doors lead into all rooms, including the airing cupboard providing useful storage and housing the lagged hot water tank.

## Main Bedroom

4.767m x 4.759m (15'7" x 15'7")

Carpeted to floor with neutral décor to walls and ceiling. Two wooden framed, double glazed windows to front elevation taking in those attractive views with an additional window to side elevation with gas central heating radiator below. Wall light, various electric sockets and large double doors which leads into a walk-in wardrobe with two hanging rails and light point to ceiling.





### En-Suite Shower Room

Having wood effect, waterproof, cushioned flooring, neutral décor to walls and ceiling with walls being tiled to full height around walk in shower and basin. LED spotlights to ceiling wooden framed, obscure, double glazed window to side elevation. Chrome heated towel rail. The en-suite is fitted with a white low level WC, large walk-in shower with chrome shower controls and attachments and white vanity unit with basin and double cupboard below.

### Bedroom Two

2.935m x 4.207m (9'7" x 13'9")

Continuation of carpet and neutral decor to walls and ceiling. Wooden framed double glazed window to rear elevation. Gas central heating radiator below. Light point to ceiling. Loft access to ceiling. (Loft being partially boarded, fully insulated and with a light point.) Various electric sockets. Solid door which houses, what is currently used as a useful and large storage area with light point to ceiling.

### Bedroom Three

3.614m x 2.938m (11'10" x 9'7")

Carpeted to floor with neutral décor to walls and ceiling. Wooden framed double glazed window to rear elevation with gas central heating radiator below. Light point to ceiling. Electric sockets and two, low-level double louvred doors which house useful loft style storage.

### Family Bathroom

Wood effect, waterproof flooring. Continuation of neutral décor. Walls being tiled to full height around bath and shower area with matching splashback behind the basin. Obscure glazed double glazed windows to rear elevation, LED spotlights to ceiling. Chrome heated towel rail. Bathroom is fitted with a large white bath with tiled bath panel to match that on the walls with chrome hot and cold mixer tap set in central position with chrome shower attachments. White low level WC with chrome push flush and white basin with double cupboard below.

### Bedroom Four

3.612m x 2.620m (11'10" x 8'7")

Carpeted to floor with neutral décor to walls and ceiling. Wooden framed double glazed window to rear elevation with gas central heating radiator below. Light point to ceiling. Triple fitted wardrobe, electric sockets and two, low level double louvred doors which house useful loft style storage.

### Bedroom Five

2.804m x 2.761m (9'2" x 9'0")

Carpeted to floor with neutral decor to walls and ceiling. Wooden framed double glazed window to front elevation having attractive views with gas central heating radiator below. LED spotlights to ceiling and electric sockets.

### Man Cave

3.797m x 3.275m (12'5" x 10'8")

Being separate from the main house and located in the front garden. Accessed via double doors. Fully insulated having light and power. Windows to front and side elevation. A perfect spot for a home office, man cave or additional living or sleeping accommodation.

### Outside Rear

To the rear of the property is an enclosed walled garden. As you enter via the kitchen/ diner there is a paved patio with pathway leading down the side of the property to a full height gate giving access out to the front. Off the pathway there is a solid wooden door which houses a useful storage area for lawn mower, gardening tools etc. From the patio there is a small step up where a paved pathway runs the width of the property. Good sized area of lawn with well stocked and mature beds.

To the rear corner raised decked area which is a great spot for a sundowner and outside dining.

The garden benefits from outside lighting, a wooden shed, double electric socket, an outside tap and from being south facing.

### Outside Front

To the front of the property is a large gravel driveway providing off street parking for a number of vehicles accessed via a shared driveway there is also a nice sized area of lawn with a magnolia tree and apple tree. To the side of the property there is a lockable bin store which also provides good storage and a wood store with the benefit of a light point. Podpoint 7kwh car charger for an electric vehicle with extension cable.

### Services

All mains services are believed to be connected.



# General Information

## Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

## Council Tax

We understand the property to be Band G.

## Viewing

Strictly by appointment through the Agents on 01926 411 480.

## Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

## Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

## Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

## Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.



Total area: approx. 240.4 sq. metres (2587.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	78
EU Directive 2002/91/EC			



**Hawkesford Estate Agents**  
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ  
01926 411 480 [warwick@hawkesford.co.uk](mailto:warwick@hawkesford.co.uk)

