



**3 Bed  
House - Detached  
located in**

Offers In Excess Of  
£1,950,000



**MARGETTS**  
ESTABLISHED 1806



Upper Rowley  
Wasperton Lane  
Barford, Nr Warwick  
CV35 8DQ

### ENTRANCE PORCH

with carpeted floor. (Please note, there is planning permission granted to fill in the sides of the porch, Warwick District Council Ref W/23/0908).

### MAIN HOUSE

Entrance Porch with carpeted floor. (Please note, there is planning permission granted to fill in the sides of the porch, Warwick District Council Ref W/23/0908).

Reception vestibule with downlights and fitted range of cloaks cupboards with mirror, double glazed windows and heated tiled floor. Cloakroom with WC having concealed system, and wash hand basin with mixer tap and double glazed window.

Two shallow steps down into

Main sitting room with down lighters, exposed ceiling timbers, and full width range of double glazed sliding folding doors opening onto patio.

Fitted bookcase and TV and see-through log burner.

Butlers pantry off fitted with matching oak cupboard and drawers.

Large walk-in store cupboard with fitment containing underfloor heating manifold.

Shallow steps lead to

Second sitting room with double glazed windows to 2 sides affording views over entrance drive and adjoining countryside and sliding folding opening patio doors to the rear garden, down lighters and exposed ceiling timbers. Solid oak bookcase (not included in sale – available at extra negotiation).

Dining room with log burner, and double glazed bay window affording views across the rear garden, fitted storage cupboards under the stairs, and downlighters.

Magnificent kitchen with a comprehensive range of units, topped with Silestone reconstituted stonework surfaces and matching upstands. Comprehensive range of wall cupboards together with island unit incorporating the Miele induction electric hob with warming drawer below. The kitchen incorporates the Miele microwave and Miele electric oven together with tall integrated Miele fridge, double sink with waste macerator and ample power points at worktop level. Desk unit with draws and eyelevel cupboards above, heated tiled floor, electric powered Aga, sliding double glazed patio doors to patio. Ample power points at worktop level.

“L” shaped side hallway and utility room with fitted clothes cupboards,

further storage cupboard, base units with work surfacing to match the kitchen and single drainer sink with waste macerator. Eye level wall cupboards and fitted Miele tumble dryer and fitted Miele washing machine. Tall integrated Miele freezer, underfloor heated tiled floor. Access to flat and garage.

Staircase from the dining room leads to the first floor landing.

Master Bedroom Suite (left hand side of the house) comprises Bedroom with double glazed windows, down lighters and fitted bedhead and recessed cupboard unit and bedroom furniture.

Entrance area with “his-and-her” wash hand basin with mixer taps and drawers and base units beneath.

Four piece ensuite bathroom with panelled bath, wc with concealed system, bidet and separate shower cubicle/wet room.

Ensuite dressing room with comprehensive range of wardrobes with mirror, drawers and dressing table unit.

Bedroom Suite No. 2 (on the right hand side of the property) comprises Large bedroom area with dual aspect double glazed windows, access to under eaves storage, and comprehensive range of wardrobes and bedroom furniture, including dressing unit/desk.

Ensuite bathroom with bathroom having shower over, wash hand basin with mixer tap, low level WC with concealed cistern, heated towel rail and door giving access to storage/under eaves area. Downlighters, recessed towel storage area.

Door opening to a large linen cupboard.

Middle Bedroom has the double glazed window and downlighters, range of fitted wardrobes and draw unit.

Shower room with fully underfloor heated tiled shower cubicle and wash handbasin.

Staircase from the first floor to the top floor with exposed ceiling timbers and double glazed roof lights.

Craft area with radiators and double glazed roof lights together with numerous access points to the under eaves areas. Further storage area with double glazed roof light and access to eaves. (The sellers inform us, this area has facilities for conversion to bathroom with hot and cold water by extension of plumbing).

Staircase from the utility room/side hallway opens and gives access up





to the flat and garage.

Further large bedroom with radiators, double glazed windows, under eaves storage.

Kitchenette with work surfacing and base units, single drainer sink, refrigerator, radiator and double glazed window.

Shower room with fully tiled shower cubicle, low level WC and wash hand basin.

Integral garage with electric operated up and over door, double glazed windows, and double panel radiators.

Plant room accessed from the rear patio – with work surfacing and sink, double glazed windows, and the domestic hot water tank together with the buffer tank for the heating system. Two wall mounted slave master and hot water units. Further master heating unit.

Extensive lawned gardens with hedge rows and perimeter borders stocked with a range of shrubs and plants together with timber pergola and framed fruit and vegetable growing area.

#### **EXTENSIVE LAWNED GARDENS**

with hedge rows and perimeter borders stocked with a range of shrubs and plants together with timber pergola and framed fruit and vegetable growing area.

#### **SUBSTANTIAL FIELD BUILDING**

with three sets of double opening doors, windows and staircase to loft storage area. Electric light and power. Outside horse shelter (now used as a log store). (Please note, this building has planning granted for change of use into a 2 bedroom Holiday Let, Warwick District Council, Ref W/23/1524).







Upper Rowley Wasperton Lane, Barford, Nr Warwick, CV35 8DQ



## DETACHED OFFICE BUILDING

Ground floor

External access to Storage room with workbench and sink and Separate gardeners toilet with low level WC and radiator. Entrance vestibule with down lighters, radiator and wall lights. Cloakroom with wash hand basin and cupboard beneath and low level WC with concealed cistern, down lighters and heated towel rail. Kitchen with work surfacing and sink unit together with electric hob and electric oven base unit beneath incorporating an integrated fridge and drawers to the side, eyelevel wall cupboards and downlighters. Ground floor office with wall lights, coved ceiling and full height double glazed windows with external doors to parking area. Conference room with coved ceiling, wall lights and radiators. Full height double glazed picture windows. Staircase from the reception hallway leads to the first floor landing with storage cupboard off containing hot water tank. Inner hallway with kitchen having work surfacing with base units beneath and single drainer sink and plumbing. Cloakroom with low level WC, storage cupboards, radiator and wash hand basin. Large office with double glazed windows to two sides, Velux double glazed roof light, extensive range of fitted desk space with downlighters and radiators. (Filing storage cabinets not included).

## GENERAL INFORMATION

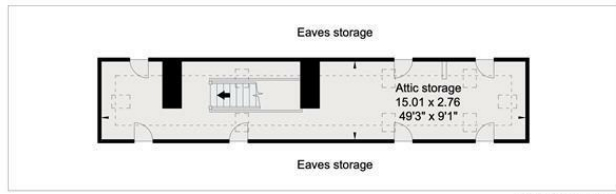
EPC for the Coach House is currently 69 with a potential for 82.



**Upper Rowley, Barford**

Gross internal area (approx):  
 House/Annexe: 403 sq m (4,340 sq ft)  
 inc. attached Outbuildings  
 Office Building: 136 sq m (1,465 sq ft)  
 Outbuilding: 145 sq m (1,562 sq ft)  
 Total: 684 sq m (7,367 sq ft)  
 For identification only. Not to scale  
 © Cotswold Plans Ltd

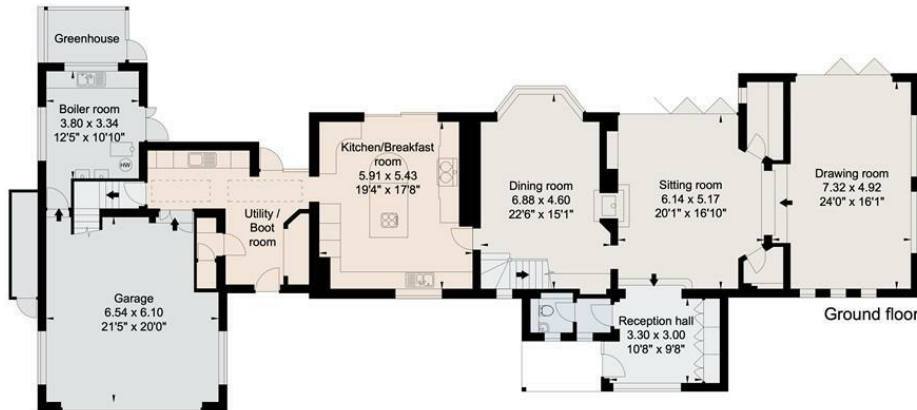
Denotes restricted head height



Second floor



First floor



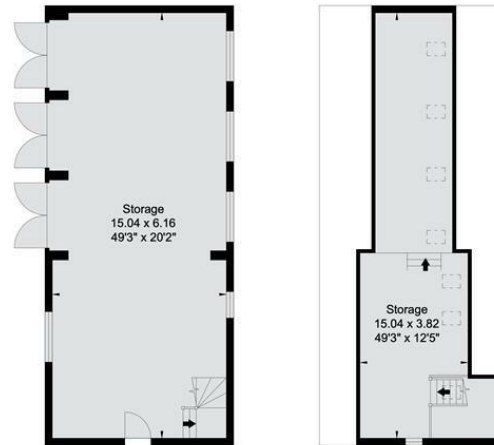
Ground floor



Office Building  
First floor



Office Building  
Ground floor



Outbuilding  
Ground floor

Outbuilding  
First floor

**DIRECTIONS**

**CONTACT**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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>	EU Directive 2002/91/EC	

