



Hareway Lane, Barford, Warwick, CV35 8DB

Offers Over £775,000

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## Hareway Lane, Barford, Warwick, CV35 8DB

This beautiful family home set on Hareway Lane in the highly desirable village of Barford has an abundance of space and lovely presentation throughout. This is set on a sizeable plot with a large driveway and has an added bonus of a self contained annex attached to the property. This is currently being used as an Airbnb let, but would also serve as a good separate living space for a teenage son or daughter or elderly relative. The property has lovely proportions with spacious rooms throughout, comprising an entrance hall, living room, kitchen breakfast room, dining room, conservatory, WC, three double bedrooms in the main house and family bathroom. In the annex, an open plan space with a modern fitted kitchen, living and dining area, a double bedroom and shower room. Externally that property has a driveway to the front, lawned garden to the side and low maintenance garden to the rear.

Ref code: GG0894





## Entrance Hall

With door to the front and stairs leading to the front door.

## Living Room

A large room with windows to the side and rear, television point and log burning stove.

## Kitchen/Breakfast Room

A fitted kitchen with an array of wall and base mounted units with work surface over. Stainless steel sink drainer unit, space for eight ring Range Master stove which is open to separate negotiation, windows to the side and rear, integrated dishwasher, pantry and space for table and chairs.





## Dining Room

A generous space with patio doors leading to the garden and space for table and chairs to comfortable seat ten to twelve adults.

## Utility Room

With work surface, space and plumbing for washing machine, door and windows to the rear, and further door giving access to the front of the property.

## WC

With WC, wash hand basin and window to the front.



## Bedroom One

A generous room with windows to the front and side, television point and built in storage.

## Bedroom Two

Another good sized double room with windows to the side and rear, also a lockable door leading to a corridor giving access to the annex.

## Bedroom Four

Another double room with television point and window to the rear.



## Family Bathroom

0m x 0m (0'0" x 0'0")

Beautifully appointed with a recently fitted suit including, shower cubicle with dual shower heads, seperate bath, vanity sink unit, WC vanity unit with concealed cistern, towel radiator and window to the side.

## Annex

## Open Plan Kitchen Diner Living Area

A light and airy space with modern fitted kitchen including base mounted units with work surface over, electric hob and oven, and sink drainer. With open plan living area having space for sofa and informal seating, dining table and chairs, with a television point and windows to the front and side.





## Bedroom

A good sized double room with window to the rear and lockable door leading to the corridor connecting to the main house.

## Shower Room

With pedestal sink, WC, walk in shower cubicle and large storage cupboard.

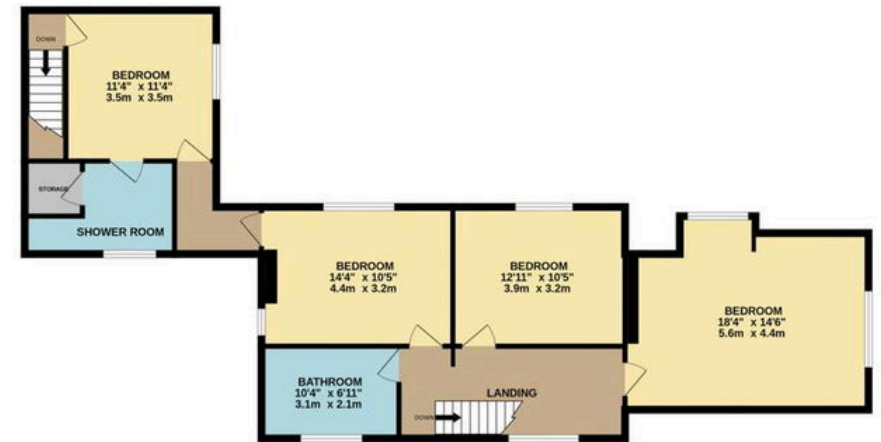
## Garden

A lawned garden to the side of the property with wall and fence borders and gated front access. To the rear a low maintenance garden with a series of raised beds, mature shrubs and trees and wall borders.

## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 2617sq.ft. (243.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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