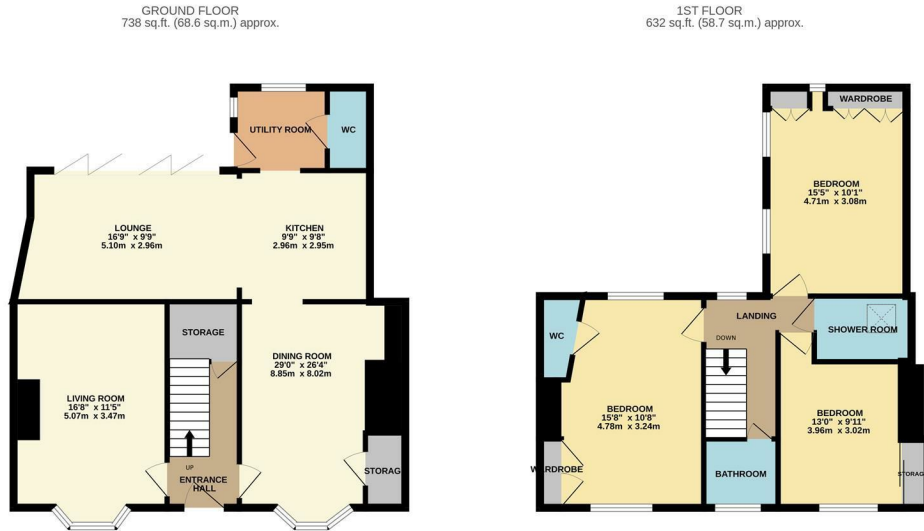


Sun cottage Church Street, Barford

Guide Price £600,000

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TOTAL FLOOR AREA: 1370sq.ft. (127.3 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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An outstanding opportunity to buy a beautifully presented, double fronted, three bedroom, character family home, in the heart of one of Warwickshire's most sought after villages. Sun Cottage is Grade II Listed and located on Church Street, Barford, where this landmark home is superbly situated between the village's amenities, such as the volunteer run shop, village hall, school, church, pubs and park.

It briefly consists of an entrance hall, living room with log burner, open plan lounge/kitchen/diner with stunning bifold doors, utility room, boot/cloak room and downstairs WC. Upstairs are 3 double bedrooms all with fitted wardrobes, a shower room and a bathroom. The master bedroom benefits from a dual aspect as well as an ensuite WC. Outside is a landscaped garden with seating area and to the side of the property is a driveway with electric charge point.

Barford is situated close to the national road network with the M40 and A46 only a couple of miles away. The village itself has a vibrant community, and is a short commute to the region's major employers such as Jaguar Land Rover and National Grid as well as Warwick School, Kings High and Kingsley schools. Opportunities to purchase one of Barford most recognisable properties are rare, and therefore interest is expected to be very high. Book your own appointment early to avoid disappointment. Call us today.

Council Tax Band - E - £2,621 per year

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