



The Kimbels, 5 Hewitt Road, Barford





A **stunning** four bedroom extended family home built by Spitfire Bespoke Homes, conveniently placed in the village of Barford close to Warwick.

Distances

M40 (J15) 1 mile, Warwick 3 miles, Warwick Parkway Station 4 miles providing direct trains to Birmingham and London Marylebone, Leamington Spa 6 miles, Stratford-upon-Avon 8 miles, Birmingham International Airport 21 miles (All distances approximate)

Situation

Barford is a pretty Warwickshire village with easy access to Warwick town centre, Warwick Parkway and the M40. The village has many amenities, including a parish church, village hall, community-owned shop, primary school and two public houses.

The area has excellent state and public schools to suit most requirements, including Barford St. Peter's C.E. Primary School, Warwick Foundation Schools and The Croft Prep School.



Tenure
Freehold

Local Authority
Warwick District Council

Council Tax
Band G



The property

The Kimbels, 5 Hewitt Road, is a beautifully appointed detached home built by Spitfire Bespoke Homes in 2018. It forms part of a small exclusive development of quality houses on a private road on the edge of Barford village. The accommodation is presented to an exceptionally high standard including a fully installed air conditioning system and was extended by the current owners in 2020.

The front door opens into the entrance hallway, which has engineered oak flooring, oak doors and a guest cloakroom. At the front of the property are two smaller reception rooms, one of which could be used as an office and one of which could be a snug or playroom. The open-plan kitchen/dining room has Porcelanosa tiled flooring, air conditioning, and bi-fold doors that open into the garden. The contemporary kitchen features granite worktops, a fitted dining table and breakfast bar, glass-lit wall cupboards, waste disposal and integrated appliances, including an oven, combi-oven, dishwasher, induction hob and integrated fridge/freezer.

The utility is off the kitchen with a basin and space for a washing machine. A further storage area/rear lobby has several wall and base units, and a door opening to the garden.



The drawing room has a front aspect air conditioning, and a remote-controlled gas log burner. In 2020, the reception space was extended, creating a stunning vaulted family room with exposed beams, underfloor heating, air conditioning and bifold doors opening to the garden and a spiral staircase to a first-floor hobby room. The family room can be accessed from the kitchen/utility room or the hallway.

Upstairs, the principal bedroom has a front aspect, fitted wardrobes and an en suite shower room. Bedroom four, opposite the principal bedroom, is currently fitted out as a beautiful dressing room. Bedroom two has a set of





fitted wardrobes, a front aspect and en suite shower room. A further double bedroom uses the family bathroom with a separate walk-in shower. The entire upstairs is served by air conditioning

There is parking on the front driveway for four cars. The double garage has electric up-and-over doors and a charging point inside. Access is from the garage straight into the house. The garden and front of the property are all floodlit on sensors.

The rear garden has been professionally landscaped and has a large patio area, which is ideal for entertaining. A useful garden store is located to the side of the property.

Directions

Postcode: CV35 8EZ

What3words: ///ecologist.walnuts.forgiven

Services

Mains water, electric and drainage are connected to the property. Gas fired central heating. Air conditioning in the kitchen, lounge, day room and all bedrooms. Underfloor heating in the day room. The NHBC certificate expires in December 2027. There is a Management charge of £100 for the driveway/courtyard area and a £300 developer maintenance charge for the green areas, lighting, hedging and roadway through the development (payable in January each year).



Approximate Gross Internal Floor Area

House: 240 sq m (2,585 sq ft)

Garage: 39 sq m (420 sq ft)

Total: 279 sq m (3,005 sq ft)

inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 28 August 2024
Our reference: STR012333214

The Kimbels, 5 Hewitt Road, Barford, Warwick, CV35 8EZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £980,000.

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We'd love to help you.

Yours faithfully



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