



## WESTHAM LODGE

Barford, Near Warwick





# A LOVELY, BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM VILLAGE HOUSE OF AROUND 2,500 SQUARE FEET

With a landscaped garden in a Conservation Area in a highly regarded and sought-after village.



**Distances:** Warwick 3 miles, M40 (J13 & 14) 2 miles, Stratford-upon-Avon 9 miles, Warwick Parkway Station 5 miles (Intercity trains to Birmingham and to London Marylebone from 69 mins), Leamington Spa 5 miles, Birmingham International Airport 19 miles  
(All distances and times are approximate)



# SITUATION

Westham Lodge is situated in the centre of the village of Barford, a highly regarded South Warwickshire village. Facilities in the village include parish church, recreation ground, village hall, community shop and two public houses.

Barford is superbly located for access to Warwick, Leamington Spa and Stratford-upon-Avon, which offer an excellent range of shopping facilities. Recreational facilities in the locality include the Royal Shakespeare Theatre at Stratford and a wide range of leisure centres and cinemas. There are race courses at Stratford and Warwick and golf courses at Stratford, Warwick and Bearley.

There are primary schools in Barford and Wellesbourne and an excellent range of state, private and grammar schools, including Warwick Prep and Warwick Public School and King's High School for Girls in Warwick, The Croft Prep School in Stratford-upon-Avon, Kingsley High School for Girls and Arnold Lodge School in Leamington Spa.

The M40 is conveniently situated close to Barford, providing excellent access to Birmingham to the north and Oxford and London to the south. Intercity trains on the Chiltern line from Leamington Spa and Warwick Parkway provide regular services to London and Birmingham.

# THE PROPERTY

Dating in part from around 1680, with Victorian and more modern extensions, built of brick under a slate and tiled roof, this is a charming village house ideal for a family which has been the home of the present owners for the past 35 years, with excellent ground floor accommodation with three charming reception rooms, with traditional fireplaces and two with bay windows and built-in cupboards and one with a parquet floor and glazed double sink. There is a 32-foot-long kitchen/dining/family room with











a quarry tile floor, fitted kitchen with traditional timber doors and a gas-fired AGA, exposed brickwork, and comfortable family sitting area with a hall giving access to the garden and large utility room. The cellar has been upgraded to a home office.

On the first floor are four double bedrooms, including the principal bedroom with dressing lobby and walk-in clothes closet and south-west facing view over the beautiful garden. Other bedrooms have built-in cupboards. Bedroom four has a mezzanine over part of the room. There is a family bathroom and a shower room.



Home Office









Walled entrance with double wooden gates to a paved parking area and traditional brick-built garage, off-road parking for up to four cars and car charging point.

## GARDENS AND GROUNDS

The walled garden has been landscaped to a design by Susanna Reid and is a major attraction of the property. The walled garden offers privacy and protection for the wide selection of trees, plants and shrubs. The garden is divided into compartments, each with its own character, including a patio behind the house, a formal parterre garden with hard landscaping, clipped hedges, lily pond and timber pergolas with climbing plants, more informal natural wildflower garden with wildlife pond. Garden store. Cottage garden and lawn. There is a potting shed and garden WC attached to the garage. Attractive summer house.











# PROPERTY INFORMATION

**Services:** Mains electricity, gas, drainage and water are connected. Gas-fired central heating and AGA. Fibre broadband. Sky and TV points to most rooms.

**Directions (CV35 8DS):** From M40 Junction 15, take the A429 south and turn left to Barford. Westham Lane will be found on the right, and Westham Lodge entrance is the first access on the left.

**What3words** ///arrived.stretch.skies

**Tenure:** Freehold

**Local Authority:** Warwick District Council: 01926 450000

**Council Tax:** Band G

**Viewing:** By prior appointment only with the agents.







This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
to tell you more.

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Date: 19 June 2025  
Our reference: STR012565067

## Westham Lodge, 36 Wellesbourne Road, Barford, Warwick, CV35 8DS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,000,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

**KNIGHT FRANK LLP**

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