



Charlotte House
4 Verdon Place | Barford | Warwickshire | CV35 8BT

FINE & COUNTRY

Superbly modernised detached family home in a peaceful location in the village of Barford with the garden running down to the River Avon.

Accommodation Summary.

This home has been completely renovated and modernized and provides superb, contemporary accommodation.

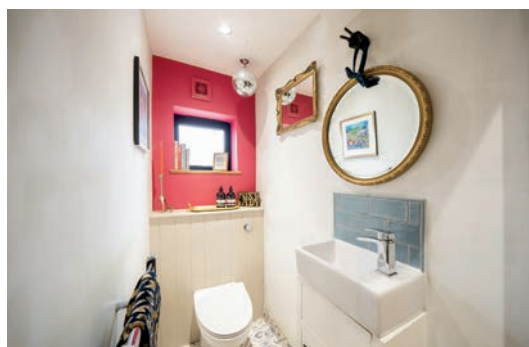
The stunning kitchen/dining/family room is beautifully fitted, with two ovens, a five-ring gas hob, dishwasher, fridge/freezer, microwave, and quartz worktops. There is oak flooring and bi-folding doors to the decked balcony overlooking the garden and River.

The sitting room also has bi-folds to the balcony and a wood-burning stove. A further room to the front would make a great snug or playroom.

There is a cloakroom on this floor.

Stairs take you down to the lower ground floor where the remaining accommodation can be found.

The main bedroom has bi-folding windows to the rear garden and River beyond, an en-suite shower room, and a dressing room. There are four further bedrooms all serviced by the family bathroom. The utility room completes the accommodation on this floor and has space for a washing machine and dryer as well as access to the rear garden.





Seller Insight



Occupying a sought-after riverside location within the charming village of Barford is Charlotte House, a large and very stylish family home that has been beautifully modernised by the current owners.

"Before moving here five years ago we were living in a lovely townhouse in Banbury," says the owner. "It really was a stunning house so we knew it would take somewhere extra special to ever motivate us to move. One day I happened to be visiting my parents who live on Verdon Place and noticed a For Sale sign outside Number 4. I knew it backed onto the river and so persuaded my husband – who happens to be passionate about canoeing – to come and take a look with me. We walked in, saw the view and that was it, we were totally sold."

"The house was built in 1968, and although certain areas had been 'modernised' in the 90s, it was pretty much in its original state when we bought it, so it was definitely a project. We proceeded to strip it right back, from top to bottom, and do a complete refurbishment. Every inch was updated, even behind the scenes the electrics and heating system were overhauled, and what was a rather drafty conservatory on the front of the property was replaced with a fabulous playroom for our children. It's now essentially a brand-new home encased within this gorgeous mid-century modern exterior. It's warm and welcoming, the size and layout are perfect for busy family life, and it's also a fantastic party house."

"A standout feature of the property has to be the view out across the river, it's absolutely breathtaking, and to make the very most of it we've installed bi-folding doors in both the kitchen/diner and the main living room. Both spaces lead out to our huge balcony – which, in the summer months, becomes this fabulous open-air extension of our living space – and from there, steps lead down to our lovely big garden. It's mainly lawn so it's really easy to maintain, and there's a fence between it and the walkway down to the river so it's a very safe and secure space for the children to play in. It's such an idyllic spot and we've often said that when the sun is shining, we feel as if we're on a permanent holiday."

"The kitchen is the hub of the home, a great space for the family and it's also brilliant for entertaining. However, I'd have to say that the playroom is one of my favourite rooms. It's accessed via a small set of stairs off the main living area, which almost gives it a cosy feel, and although it's very much a separate room, the internal window allows us to keep an eye on the children without having to be in there with them."

"Barford is a lovely village with a little school, a Post Office and shop, and also a really pretty church. However, it's the community that makes it such a special place. We've made so many friends during our time here so it's going to be a real wrench to leave."

"The river setting is the feature that I'd say really sets this house apart. In the summer we love to go out on the boat, sometimes as far as Warwick Castle, but it's also really nice to be able to sit on the balcony or in the garden and just watch the wildlife."

"We're moving to Scotland to embark upon another project, but we'll be really sad to leave Charlotte House," says the owner. "It's been the most amazing family home and we've loved absolutely everything about it and this idyllic setting. However, it will be the community within Barford and all of the amazing friends we've made that we'll miss most. It has been a very special place to call home."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Outside

The driveway to the front provides parking.

The rear garden has been beautifully landscaped and runs down to the River.

There is a fabulous, detached home office in the garden.







LOCATION

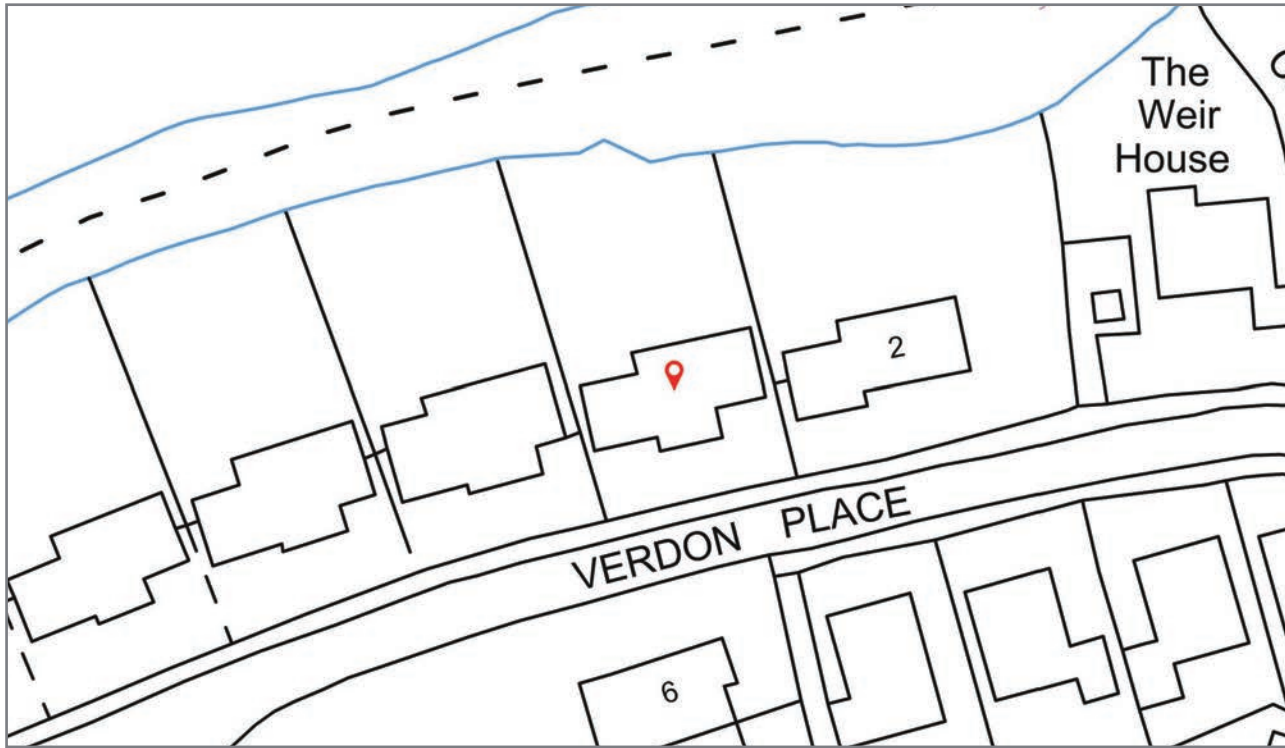
Barford is a very popular village in South Warwickshire with many amenities including a community-run shop and post office, primary school and nursery, two public houses, recreational grounds and the church.

It is close to the towns of Warwick, Royal Leamington Spa and Stratford-upon-Avon.

Junction 15 of the M40 is less than five minutes and Warwick Parkway less than ten minutes.

(All times and distances are approximate)





Services
Mains drainage, water, gas and electricity.

Local Authority
Warwick District Council. Tax Band: G

Property Tenure: Freehold

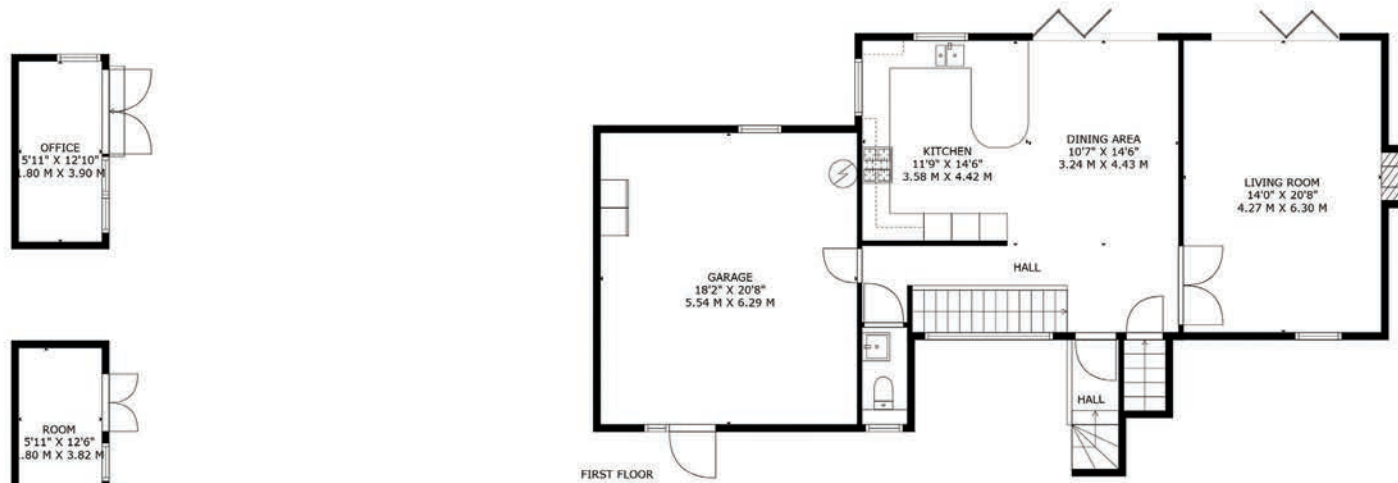
Viewing Arrangements
Strictly via the vendor's sole agents Fine & Country on 01789 332600.

Website
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

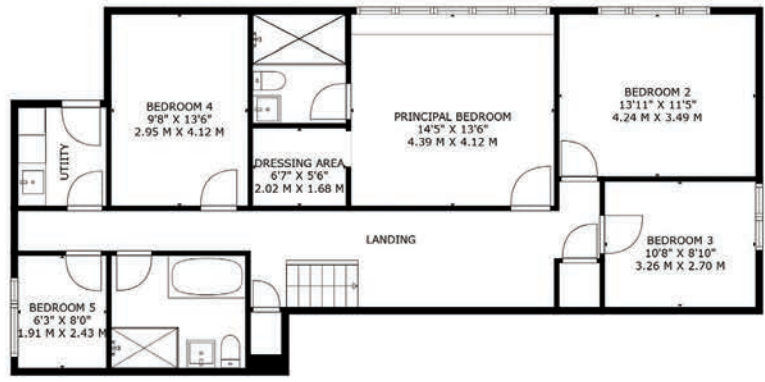
Directions
From Church Street, in the middle of the village, turn west onto Verdon Place. Number 4 is on the right.

What3words – [relaxing.soulful.weeknight](https://www.what3words.com/)

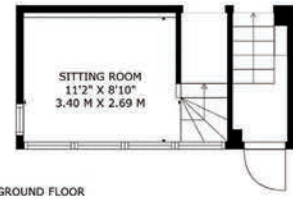




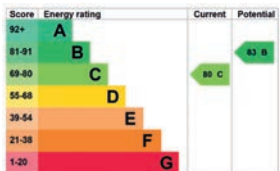
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



GROSS INTERNAL AREA: 2268 sq ft, 210 m²
 ADDITIONAL AREAS TOTAL: 376 sq ft, 35 m²

OVERALL TOTALS: 2644 sq ft, 245 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 05.12.2023



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