



Hill View Cottage  
54 Wellesbourne Road | Barford | Warwick | Warwickshire | CV35 8DS



# STEP INSIDE

## Hill View Cottage

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Hill View Cottage is a lovely detached five-bedroom home located in the delightful and sought-after village of Barford, offered for sale with no chain. The property offers flexible living accommodation set over two floors. The ground floor offers a good size living room with a bay window, a beautiful open plan kitchen, dining, sitting room to the rear, and a useful ensuite double bedroom to the front which could be ideal for assisted living, elderly families etc. Upstairs you will find four more double bedrooms one of which has a superb office area, and two separate bathrooms. Outside there is parking for at least two vehicles and a good-sized brick walled westerly facing garden. This is a rare opportunity to acquire a beautiful and versatile home in a highly regarded rural village with excellent local amenities and transport connections within striking distance.







### Ground floor

A canopy porch gives access to an entrance hall where, to your left, you will find a good-sized double bedroom or second living room with an ensuite shower room with sink & toilet; this room would be ideal for older family members, disabled relatives, guests. Alternatively, it could be used as a gym room or even a work-from-home setup where a shower room is necessary. Continuing down the entrance hall you will find a lovely living room to your right which holds a log burner and bay window. At the rear of the ground floor, you will find a beautiful and spacious kitchen dining, and sitting room. This room has recently been fitted with a new shaker style kitchen, it is an extremely light and airy space which you can use to suit your own requirements. There are a set of French doors out to the rear garden from the dining area and at the end of the kitchen, there is a useful utility area where you find a sliding patio door out to the rear garden.

### First floor

Stairs from the entrance hall provide access to the generous bedroom accommodation, to the front you will find two double bedrooms. At the top of the landing is a spacious family bathroom holding a bath, sink, toilet, and separate shower cubicle. Alongside the family bathroom is another double bedroom. To the rear of the first floor is a fabulous and good-sized main bedroom with a vaulted ceiling showing exposed beams, it incorporates an ensuite shower room with sink and toilet, and at the rear is a Juliet balcony alongside a home office area, alternatively this could be a lovely sitting area.















# STEP OUTSIDE

## Hill View Cottage

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### Outside

To the front of the property is a good-sized block paved driveway providing parking for at least two cars. To the left of the property is a gate providing useful side access to the rear garden which is partly covered with a roof over a useful storage area. The rear garden can be accessed through French doors in the dining area or sliding doors in the utility area.

There is a patio area by the French doors and a good-sized mainly laid to lawn brick walled garden with a lovely, covered seating area at the end of the garden which is the perfect place to relax with friends and family on those warmer days and evenings.

### Location

Barford is a very popular and highly regarded village in South Warwickshire with many amenities including a community-run shop and post office, a primary school and nursery, two public houses, recreational grounds, and a 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 away and Warwick Parkway is less than ten minutes.

### Services, Utilities & Property Information

Utilities – The property is connected to mains gas, electricity, water, and drainage. The property also benefits from solar panels.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability - FTTP Ultrafast Full Fibre Broadband connection is available at the property. The property is currently fitted with BT Full Fibre 500 with Halo 3 broadband.

Local Authority - Warwick District Council

Notes – There are proposed plans for a Quarry to be built at Wasperton Farm. The property is also situated in a conservation area.

### Viewing Arrangements

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

Website For more information visit [www.fineandcountry.co.uk/stratford-upon-avon-estate-agents](http://www.fineandcountry.co.uk/stratford-upon-avon-estate-agents)

### Opening Hours

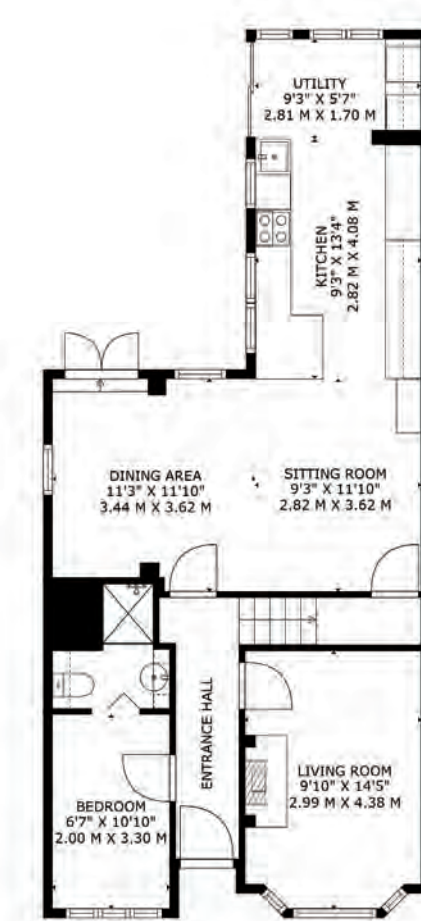
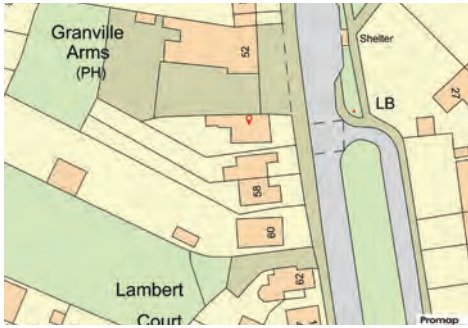
Monday to Friday 9.00 am - 5.30 pm.

Saturday 9.00 am - 4.30 pm.

Sunday By appointment only

Directions - For SATNAV use postcode CV35 8DS.





GROUND FLOOR



FIRST FLOOR

**TOTAL: 1526 sq. ft, 141 m2**  
GROUND FLOOR : 768 sq. ft, 71 m2, FIRST FLOOR : 758 sq. ft, 70 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



EPC Rating: C  
Tenure: Freehold  
Council Tax Band: E

£ 520,000

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



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PARTNER AGENT

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