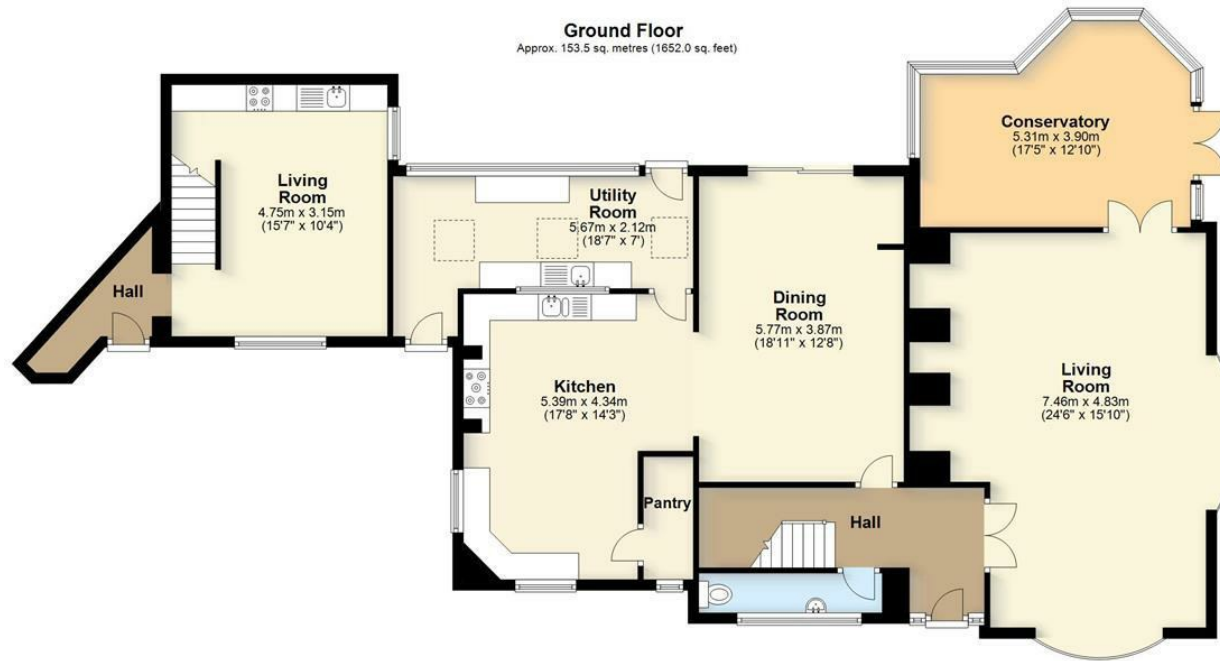


Peter Clarke



6 Hareway Lane, Barford, Warwick, CV35 8DB



Total area: approx. 243.1 sq. metres (2617.1 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Peter Clarke Limited. Not to be reproduced



- Substantial property
- Annexe, currently being used as Airbnb
- Four Bedrooms
- Large Driveway
- Kitchen/Diner
- Utility
- WC
- Sought After Location
- EPC Rating E



Offers Over £800,000

This is a substantial and well presented property set in the sought after village of Barford. It is conveniently positioned being close to the local school, shop and transport links and is within easy reach of Warwick and Leamington Spa. The property is well presented throughout comprising entrance hall, large living room, conservatory, large kitchen/diner, utility, three bedrooms in the main house, an annexe with an open plan kitchen/living area, one double bedroom and en suite. Also with with garden to the side and rear of the property and large driveway.

#### APPROACH

with driveway parking for approximately four cars.

#### ENTRANCE HALL

with door to the front and stairs leading to the first floor.

#### WC

with sink, WC and window to the front.

#### LIVING ROOM

A large space with windows to the front and side, television point, log burning stove and patio doors through to the conservatory.

#### CONSERVATORY

of uPVC construction with doors to the side giving access to the garden.

#### KITCHEN/DINER

A large space with windows to the front and side, wall and base mounted units with integrated dishwasher, space for eight ring Rangemaster cooker, pantry with window, sink/drain unit and windows and door to the rear leading on to the utility. The Dining Area is a generous size with patio doors leading out to the rear garden space for table and chairs to comfortably seat 8-10 adults.

#### UTILITY ROOM

with plumbing for washing machine, base units with

sink, window to the rear and door giving access to the front of the property.

#### BEDROOM ONE

A large room with windows to the side and rear, television point and eaves storage.

#### BEDROOM TWO

with television point, windows to the side and rear and also having a lockable door giving access to the annexe.

#### BEDROOM THREE

with television point and window to the rear.

#### BATHROOM

recently re-fitted with bath and separate shower cubicle with mains fed shower, sink vanity unit, WC, window to the front and towel radiator.

#### GARDEN

with lawned area, large low maintenance section to the rear with raised beds, wall borders and front access.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water, electric and drainage are connected







to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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