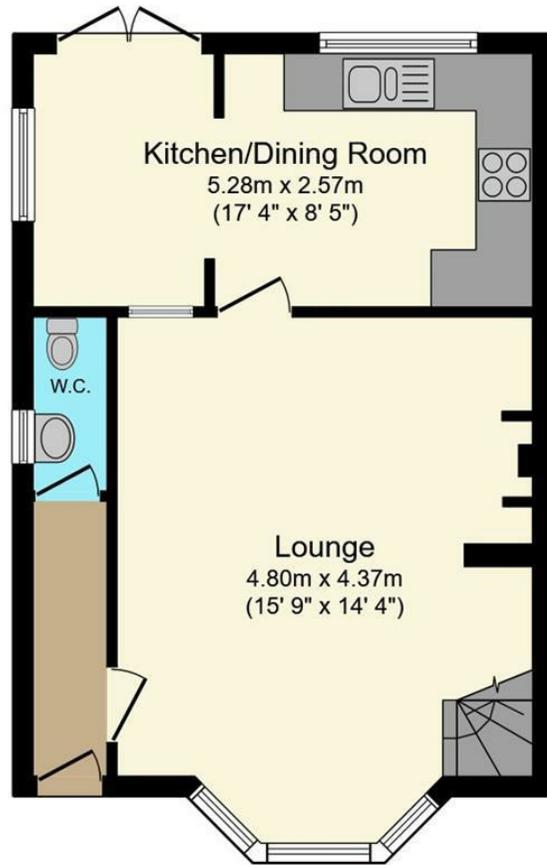


Peter Clarke

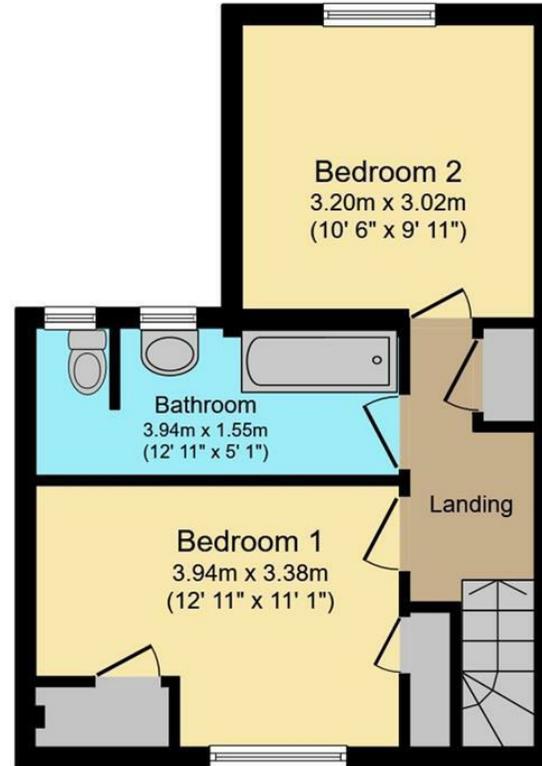


32 Church Street, Barford, Warwick, CV35 8EN



### Ground Floor

Floor area 41.4 m<sup>2</sup> (445 sq.ft.)



### First Floor

Floor area 33.1 m<sup>2</sup> (356 sq.ft.)

**TOTAL: 74.5 m<sup>2</sup> (802 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Delightful Country Cottage
- Two Double Bedrooms
- Modern Family Bathroom
- Generous Living Room
- Refitted Dining Kitchen
- Guest W.C
- Driveway Parking
- Large South facing Rear Garden
- Timber Summer House
- EPC Rating D



Offers In Excess Of  
£425,000

A beautifully presented, spacious and well positioned, two double bedroom cottage situated in the centre of Barford, a stunning village located in the heart of rural Warwickshire. Having internal accommodation comprising entrance hall and guest W.C, bay fronted living room and a recently refitted dining kitchen. To the first floor are two well proportioned double bedrooms and a delightful family bathroom. Outside the property offers off road parking for one car, (with additional on road parking available) whilst to the rear is a stunning south facing cottage style rear garden. benefitting from a split level dining terrace and lovely timber summer house.

#### Approach

Accessed Directly from Church Street via the beautiful timber and glazed front door that opens into the entrance hall.

#### Hall

Giving access to the living room and guest W.C.

#### Guest W.C

Comprising a white suite with low level W.C and wall mounted wash hand basin with an obscured and double glazed window to the front elevation.

#### Living Room

This well proportioned reception room benefits from outstanding original exposed timbers, a large double glazed bay window to the front elevation and has stairs rising to the first floor landing with a delightful inglenook fireplace featuring a recently installed log burning stove. Further to this, there is a window and door overing views and access to the kitchen dining room.

#### Kitchen Dining Room

The recently refitted and spacious dining kitchen comprises a range of contemporary styled wall and base mounted units with contrasting stone worktops over and has a stainless steel inset sink and drainer. Further to this, the kitchen also features a range of integrated appliances including counter top mounted

induction hob, double electric oven, full size dishwasher and washing machine. In addition te kitchen also offers ample room for dining furniture and has rear and side facing windows and French doors proving views an access to the stunning south facing rear garden.

#### To The First Floor

#### Landing

Having stairs rising from the living room and giving access to both bedrooms, the family bathroom and loft storage area and benefitting from a built in airing cupboard.

#### Bedroom One

A well proportioned double bedroom having original exposed timbers with two useful built in storage cupboards and a front facing double glazed window.

#### Family Bathroom

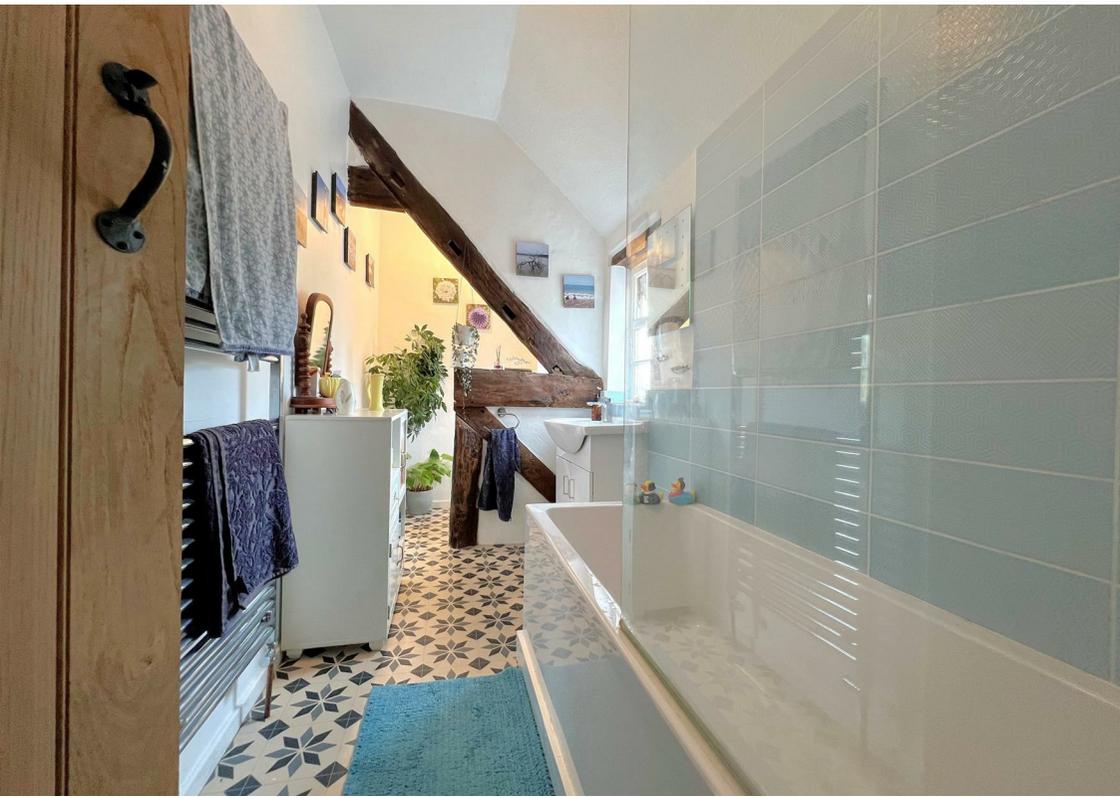
A beautiful bathroom suite comprising low level W.C vanity unit mounted wash hand basin and a panelled bath with a mains fed shower over. Having two rear facing double glazed windows and original exposed timbers.

#### Bedroom Two

Another generous double bedroom with rear facing double glazed window overlooking the south facing rear garden.

#### Outside







#### To The Front

to the front of the property is a private drive enabling off road parking for one car, a gated side access also leads to the rear garden.

#### To The Rear

To the rear of the property is a stunning south facing cottage style rear garden offering split level paved dining terrace accessible directly from the kitchen, from here the garden has well stocked borders and beds lining the graveled footpath which in turn leads down the garden to the rear paved terrace, summer house and timber garden storage area.

#### General Information

**TENURE:** The property is understood to be freehold. 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 D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. 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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