

Peter Clarke



31 Verdon Place, Barford, Warwick, CV35 8BT

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Floor area 45.3 m<sup>2</sup> (488 sq.ft.) Floor area 45.3 m<sup>2</sup> (488 sq.ft.) Floor area 45.3 m<sup>2</sup> (488 sq.ft.)

TOTAL: 136.0 m<sup>2</sup> (1,463 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)



- Beautifully presented Family Home
- Arranged Over Three Floors
- Four Generous Bedrooms
- Bathroom & Separate Shower Room
- L Shaped Living Room
- Modern Kitchen Dining Room
- Newly Fitted Utility
- South Facing Rear Garden
- Driveway & Store
- EPC Rating D



Offers In Excess Of  
£450,000

A beautifully presented, incredibly spacious and well positioned family home located in the heart of this stunning rural Warwickshire village on a quiet cul-de-sac and lying a stones through from the nearby village park and playground, school, village store and local pubs, as well as providing easy access to Warwick, Leamington and Stratford. Having generous interior accommodation comprising entrance hall, guest W.C with shower, utility, and kitchen dining room, to the first floor is a large L shaped Living room benefitting from a slinging patio door opening onto a private balcony which over looks the residents grounds, with two well sized bedrooms finishing up the first floor accommodation. To the second floor are two further large double bedrooms and a modern family bathroom. Outside is a south facing garden which opens up onto the resident grounds, driveway parking for two cars and a useful garage store area.

#### Entrance Hall

The large and bright entrance hall opens into the kitchen dining room as well as giving access to the ground floor shower room and utility. In addition it befits from a useful under stair storage cupboard and has stairs rising to the first floor landing.

#### Guest W.C & Shower

A beautifully presented shower room comprising walk in shower with glass screen, wall mounted wash hand basin and enclosed cistern dual flush W.C, having Travertine tiling to the floor and all walls and floor to ceiling inset mirror.

#### Utility

Converted from the garage and accessible from the hall, this fully fitted utility room comprises a range of contemporary wall and bas mounted units with contrasting work surfaces over and has an inset counter top mounted sink, space and plumbing is provided for washing machine, tumble dryer and fridge freezer the utility also benefits from a bank of floor to ceiling built in cloaks cupboards. There is a partition wall separating the utility from the remaining garage store area, which is accessible from the driveway, via the original garage door.

#### Kitchen Dining Room

A recently refitted and reconfigured kitchen dining room comprising a range of shaker style wall and base

mounted units with contrasting works surfaces and an inset sink and drainer, having integrated appliances including counter top mounted induction hob with over head extractor, electric oven and microwave, low level fridge and freezer and a built in dishwasher, with rear facing double glazed window give views over the rear garden and beyond to the residents gardens. Further to this there is ample room for dining furniture and the dining portion of the room also provides access to the rear garden via a double glazed rear door.

#### To The First Floor

The first floor landing has stairs rising from the entrance hall and gives way to the living room, bedroom 3 and bedroom 4, with further staircase rising to the second floor landing.

#### Living Room

The L shaped living room provides ample space for both living and dining room furniture if desired and offers outstanding views over the residents gardens via a large floor to ceiling sliding patio door which opens onto the private balcony.

#### Bedroom 3

The third bedroom is access from the first floor landing and is currently housing a double bed, with a large front facing double glazed window.







#### Bedroom 4

The adaptable fourth bedroom offers scope for use as a bedroom, study, nursery or play room and benefits from a range of wall mounted storage and is currently accommodating a double bed with a large front facing double glazed window.

#### To The Second Floor

The second floor landing has stairs rising from the first floor landing and has a built airing cupboard housing the modern combination central heating boiler with vaulted ceiling and high level windows.

#### Bedroom One

The principle bedroom is a large double room with a bank of built in storage wardrobes, two large rear facing double glazed windows overlooking the residents gardens and providing ample space for bedroom furniture.

#### Bedroom Two

The second bedroom is another large double again benefitting from a range of

#### Family Bathroom

The modern family bathroom comprises a white suite with low level W.C, vanity unit mounted wash hand basin with under counter storage and a paneled bath with mains fed shower over, having Travertine tiling to floor and all splash back areas, a vaulted ceiling with high level windows and a wall mounted and mirror fronted medicine cabinet.

#### Outside

##### To The Front

To the front of the property is a block paved drive enabling off road parking for 2 cars, a useful garage store area is accessible from the driveway via split timber doors and there is a further built in front facing storage cupboard also accessible from the driveway.

##### To The Rear

To the rear of the home is a low maintenance rear garden featuring a raised, composite decked dining area, with artificial lawn and mature hedgerow borders, this opens up onto the stunning and private residents lawned gardens.

#### 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 , electric, water 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, Peter Clarke Leamington Spa.

**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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