

Peter Clarke



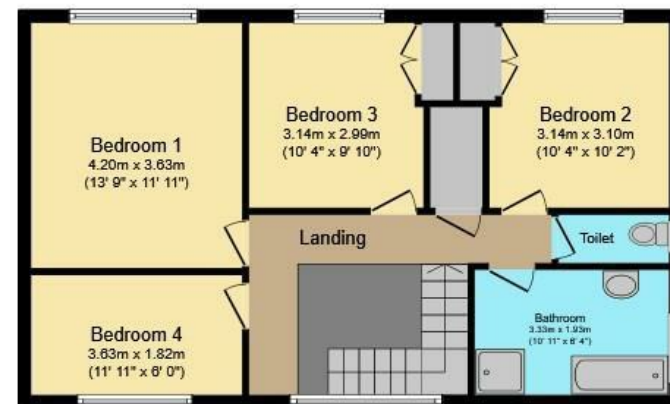
21 Dugard Place, Barford, Warwick, CV35 8DX





## Ground Floor

Floor area 86.9 m<sup>2</sup> (935 sq.ft.)



## First Floor

Floor area 69.3 m<sup>2</sup> (745 sq.ft.)

**TOTAL: 156.1 m<sup>2</sup> (1,680 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)



- Detached Residence
- Lovely Position
- Spacious Accommodation
- Two Reception Rooms
- Cloakroom & Utility Space
- Galleried Landing
- Four Bedrooms
- Garage & Carport
- Well Maintained Rear Garden



£600,000

Located in the lovely village of Barford, towards the end of a cul-de-sac and with views over the allotments. The accommodation offers spacious entrance hall, living room, dining room, kitchen breakfast room, cloakroom/utility space and door into garage. Upstairs there are four bedrooms, bathroom and separate toilet. To the front there is a driveway, carport and front garden and a lawned garden to the rear.

#### ENTRANCE HALL

Door to front elevation leading into entrance hall with wall mounted radiator and picture window to front. Stairs rising to first floor landing and doors leading to all downstairs accommodation.

#### LIVING ROOM

A spacious reception room with window to front aspect and patio doors to rear garden. A built in through ceiling lift to bedroom four (which can remain or be removed.) Gas fireplace, wall mounted radiator and doors through to dining room.

#### DINING ROOM

With window overlooking the rear garden, wall mounted radiator and serving hatch to kitchen.

#### KITCHEN

Fitted with a range of wall and base units with worktop oven. Inset sink and drainer with window overlooking rear garden. Space for cooker with extractor fan above, breakfast bar, spotlights, obscured window to side and door to carport.

#### W/C AND UTILITY

Fitted with a wc, wash hand basin and wall mounted radiator. Obscured window to side, pantry cupboard and space for washing machine and tumble drier. Door into garage.













#### FIRST FLOOR LANDING

A galleried landing with large window to front aspect, access to loft hatch, spacious airing cupboard housing tank and wall mounted boiler.

#### BEDROOM ONE

Built in wardrobes, wall mounted radiator and window to the rear aspect, overlooking garden and allotments.

#### BEDROOM TWO

A further double bedroom with window to rear aspect, wall mounted radiator and built in wardrobe/cupboard.

#### BEDROOM THREE

Window to rear aspect, wall mounted radiator and built in wardrobe/cupboard.

#### BEDROOM FOUR

Window to front aspect, wall mounted radiator and built in through floor lift into living room.

#### REAR GARDEN

Enclosed timber fence boundary, with the garden mainly laid to lawn with deep stocked borders. Greenhouse and gate to the rear of garden allowing direct access to public footpath that leads to nearby countryside walks.





## PARKING

Single garage accessed internally from the utility area. Power, light and electric shutter door to the front. To the side is the carport with gate access and additional parking for multiple vehicles on the driveway to the front. The remainder of the front garden is laid to lawn with pathway leading to entrance door.

## 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, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

**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 E.

**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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