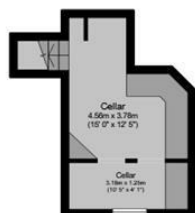


Peter Clarke



Bourne House, 8 Wellesbourne Road, Barford, Warwick, CV35 8EL

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Cellar

Floor area 14.8 sq.m.
(160 sq.ft.)



Ground Floor

Floor area 91.5 sq.m. (985 sq.ft.)



First Floor

Floor area 82.7 sq.m. (890 sq.ft.)

Total floor area: 189.0 sq.m. (2,034 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



- Executive Residence
- Charm and Character
- Detached House
- Spacious Kitchen-Diner
- Sitting Room
- Drawing Room Extending to Garden Room
- Four Bedrooms
- Bathroom, Ensuite and Downstairs Cloakroom
- Substantial Rear Garden
- Off Road Parking and Garage



£885,000

Centrally located in the village of Barford a detached house offering abundance of space, charm and character. The accommodation offers three generous reception rooms and upstairs four bedrooms, bathroom and ensuite. Outside boasts a beautiful established rear garden, garage and ample parking.

ENTRANCE HALL

Upon entry through the front door you are welcomed into the entrance hall with archway to a small storage area, wall mounted radiator and stairs rising to first floor.

CELLAR

Access via door under the stairs.

CLOAKROOM

Accessed from the entrance hall. Obscure window to side aspect, wall mounted radiator, wash hand basin and wc.

SITTING ROOM

With sash windows to the front aspect, wall mounted radiator and feature fireplace.

DRAWING ROOM EXTENDING TO GARDEN ROOM

With brick built fireplace and window to the rear, entry into the garden room via a large arch way, consisting of multiple windows overlooking the garden, wall mounted radiator, glass vaulted ceiling and door into the garden.

KITCHEN

Fitted with a range of wall and base units with work surface over, feature beams and original meat hooks on the ceiling, windows to the front and rear aspect, wall mounted radiator, stable door into garden. Integrated double eye level oven, under counter fridge, gas hob, inset sink and drainer, dishwasher and washing machine. Space for full size fridge/freezer.

DINING AREA

Flagstone flooring, door into rear garden, separated from the kitchen by a fireplace.

PANTRY/UTILITY

Window to front aspect and shelving.







FIRST FLOOR LANDING

First floor landing comprising of door to bedroom one, further steps onto the main landing area with window to rear aspect, wall mounted radiator, and doors to all remaining bedrooms, walk in wardrobe and bathroom.

BEDROOM ONE

Window to rear aspect and window to side aspect, fireplace, loft hatch, wall mounted radiator and door into ensuite.

EN SUITE

Shower enclosure with electric shower, wall mounted radiator, heated towel rail, wc, wash hand basin and loft hatch.

BEDROOM TWO

Sash window to front aspect, fireplace, wall mounted radiator, built in double wardrobe and single wardrobe.

BEDROOM THREE

Sash window to front, wall mounted radiator, fireplace and fitting cupboard. Door into walk in wardrobe.

BEDROOM FOUR

Sash window to front aspect, fireplace, wall mounted radiator and high storage cupboards.

FAMILY BATHROOM

Fitted with a bath with half glass screen and shower over, wc, bidet and wash hand basin. Airing cupboard housing hot water tank and window overlooking rear garden.

REAR GARDEN

A substantial rear garden in which you immediately enjoy a patio area with rockery and water feature. Steps lead up to the lawned area which is bordered with mature beds. Outside lighting and there is an outside tap.

PARKING

Accessed via the double wooden gates the driveway leads up the side of the garden to the garage and additional parking area with turning circle.

GARAGE

Electric roller garage door to the front of the tandem garage with light and power.

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 F.

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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