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Pear Tree Cottage, Westham Lane, Barford, Warwick

Price Guide
£390,000



This charming two-bedroom character cottage is located on a no-through lane in the heart of this desirable village. The accommodation briefly affords an open-plan reception/dining area with a sitting room off. kitchen, spacious bathroom, gas heating and delightful cottage-style front and rear gardens. Energy rating E. NO UPWARD CHAIN

Location

Barford is well placed for the local towns of Warwick, Leamington Spa and Stratford-upon-Avon, all of which offer a wide range of shopping and leisure facilities, including the world-renowned Royal Shakespeare Company theatres in Stratford.

There are excellent state and public schools in the area to suit most requirements, including boys and girls grammar schools and The Croft Prep School in Stratford-upon-Avon, Warwick Prep and

Public Schools in Warwick, and the Kingsley School for Girls in Leamington Spa. For the commuter, junction 15 of the M40 is just 1.5 miles away, and Warwick Parkway Station is 6 miles away, providing direct trains to London Marylebone.

Warwick 3 miles, Leamington Spa 6 miles, Stratford-upon-Avon 7 miles, Solihull 18 miles, M40 (J15) 1.5 miles, Warwick Parkway Station 6 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport 21 miles (distances and time approximate).

Approach

Through a solid cottage style entrance door into:

Reception/ Dining/Sitting Room

24'6" x 11'6" (7.47m x 3.51m)

Dining Area

Stone flooring, exposed ceiling beams, wall light points, radiator, multi-paned bow window to the front aspect. Staircase rising to First Floor, opening to Kitchen and step down into the:

Sitting Room

Exposed ceiling beams, multi-paned bow window to front aspect, radiator, wall-mounted digital thermostat control panel. A focal point fireplace, TV aerial point and a multi-paned, sealed unit double-glazed casement door with matching side screens provide views and access to the rear garden.

Kitchen

11'3" x 7'0" (3.43m x 2.15m)

Having a matching stone floor, radiator, part glazed casement door to rear access and garden. With a range of base and eye level units, worktops and tiled splashbacks with double drainer



sink unit. Belling dual fuel cooker with gas hob, space and plumbing for washing machine, space for upright fridge/freezer, under stairs cloaks/storage with latched door, two double-glazed windows overlook the rear garden and a part glazed casement door provides access to the rear garden.

First Floor Landing

Window and latched doors to:

Bedroom One

11'6" x 10'7" (3.51m x 3.24m)

Exposed ceiling beams, multi-paned Dormer window to front aspect, double glazed window to rear aspect. Built-in twin louvre double door wardrobes and a radiator.

Bedroom Two

12'0" x 11'8" max (3.67m x 3.58m max)

Radiator, exposed ceiling beams, multi-paned window to front aspect. Built-in single-door wardrobe with latched door.

Good Sized Bathroom

Suite comprising pedestal wash hand basin, WC, bath with mixer tap and telephone style shower attachments, tiled splashbacks. Access to rear, double glazed window to rear and side aspects, radiator. Walk-in Airing Cupboard housing the Worcester combination gas-fired boiler with radiator and slatted shelving.

Outside

To the front of the cottage, there is a profusely stocked garden, housing an abundance of specimen plants, shrubs and trees. Westham Lane is a no-through road and parking for the cottage is on the lane outside the property. There is a gated side pedestrian access

Cottage Style Garden

Which is private and a particular feature of the property. There is a paved patio area, and crazy paved pathways with raised borders housing an abundance of flowering plants, shrubs and

specimen trees. The garden is enclosed by walling and there is an outside tap external security lighting and a covered potting area.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV35 8DP

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

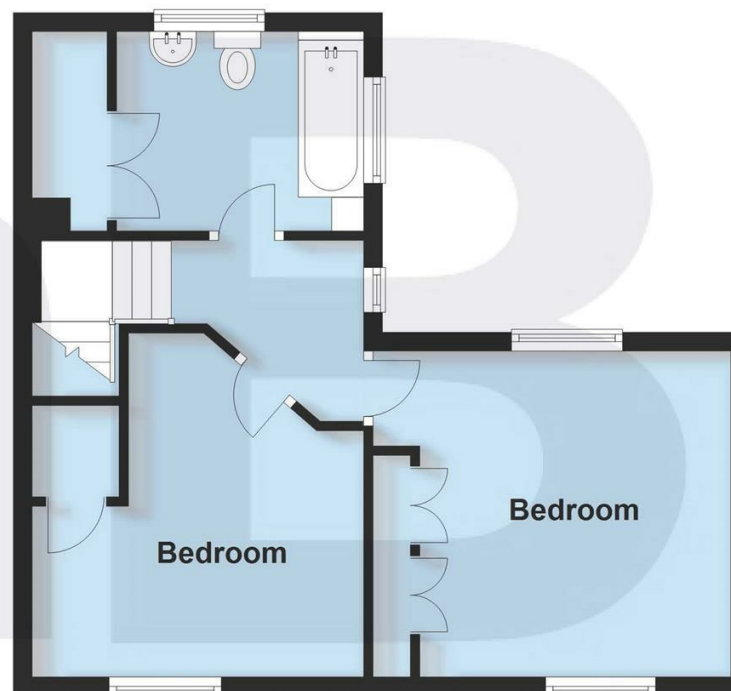
Ground Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Warwick Office
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Warwick
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN