



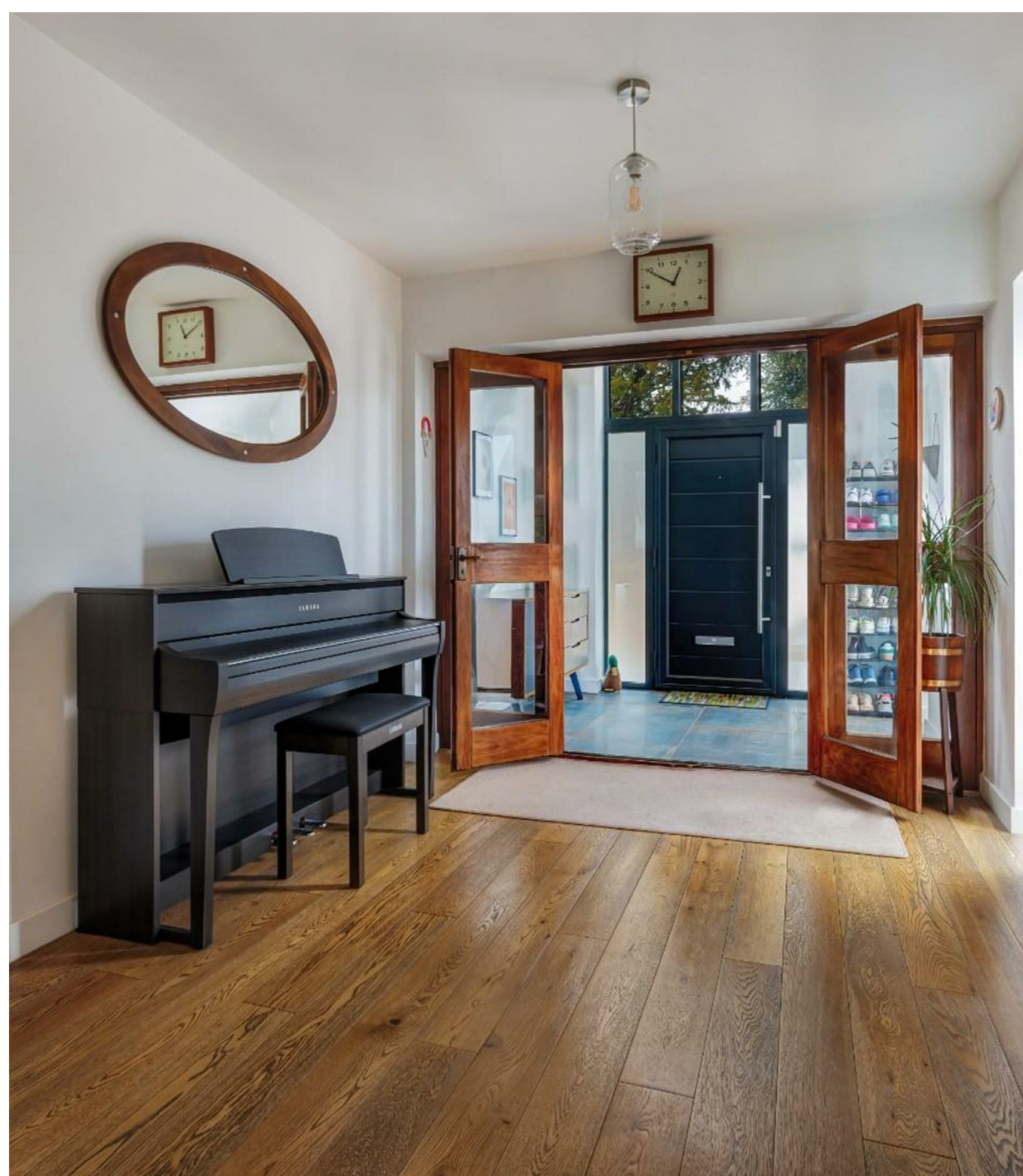
Wellesbourne Road, Barford

Price guide €1,000,000

*Distinctive
Collection*







A beautifully reimagined, architect-designed family home in one of Warwickshire's most desirable villages. Originally built in the 1960s and comprehensively transformed in 2018, the property now offers over 2,750 sq ft of contemporary, light-filled living space, carefully configured for modern family life. Combining the proportions and presence of a mature home with the performance, flow and clarity of a modern residence. This is a rare and compelling opportunity within easy reach of Warwick, Leamington Spa and the M40.

Key Features

- Over 2,750 sq ft of thoughtfully designed accommodation
- Five double bedrooms
- Stunning 20' x 20' open-plan kitchen / dining / living space
- Full-height glazing, bi-fold doors & vaulted architectural features
- Exceptional second-floor principal suite with dressing room & walk-in wardrobe
- Three contemporary bathrooms plus cloakroom
- West-facing landscaped garden with wrap-around granite terrace
- Western red cedar cladding & aluminium windows / doors
- Wet underfloor heating to kitchen area
- Integral double garage & wide gravel driveway
- Five-minute walk to Barford Primary School & Nursery
- Warwick – 8 minutes | Leamington Spa – 14 minutes | M40 J15 – approx. 1 mile

The home is entered via a striking aluminium front door into a light-filled lobby, leading into a spacious entrance hall with engineered wood flooring and a dramatic central void rising to the top floor, drawing natural light through the heart of the house. The formal sitting room features a bespoke media wall and contemporary three-sided electric fireplace, with French doors opening directly onto the terrace and garden. The centrepiece of the home is the impressive open-plan kitchen / dining / living space. Finished with large-format flooring and wet underfloor heating, this space is framed by wide bi-fold doors and a picture window overlooking the west-facing garden.



Location

Barford is one of Warwickshire's most sought-after villages, offering two charming pubs, a village shop, riverside walks and excellent schooling. Barford Primary School & Nursery is within a five-minute walk. Transport links include: - Warwick – approx. 8 minutes - Leamington Spa railway station – approx. 14 minutes (direct trains to London) - Warwick Parkway – approx. 11 minutes - M40 (Junction 15) – approx. 1 mile Ideal for commuting to Birmingham, Oxford and London.

The Property

Lobby

Entrance to the property is via an anthracite, aluminium front door which leads into the lobby. Having large tiles to floor, vaulted ceiling with glazed panel above door position. Neutral décor to walls and ceiling, two obscure glazed panels to side elevation and wooden framed, double doors which open up in to the entrance hall.

Entrance Hall

Having engineered wooden flooring and a continuation of the neutral décor to walls and ceiling, light point to ceiling and two light points to wall, gas central heating radiator, various electric sockets and modern white painted doors which lead in to all rooms.

Down Stairs WC

Continuation of the flooring and décor, light point and extractor fan to ceiling. Fitted with Roper Rhodes sanitaryware of a WC with Geberit flush plate, vanity unit with white basin, chrome hot and cold mixer tap and cupboard below, tiled splash back and wall to half height around toilet position and a chrome heated towel rail.

Fomal Sitting Room

19'10" x 12'11"

Continuation of the flooring and décor, anthracite aluminium windows to front and side elevation and double French doors leading in to the garden, one light point to ceiling and four light points to wall, two gas central heating radiators. Custom fitted media wall with space for up to a 55inch TV and sound bar as well as open shelving and a 3 sided British Fires New Forest 1600 Deluxe thermostatic electric fire with remote control.









The Property

Kitchen Dining Living Room

20'0" x 20'4"

Accessed off the entrance hall via double doors is the heart of this home! Being tiled to floor and having a wet underfloor heating system with separate thermostatic control and having a continuation of the neutral décor to walls and ceiling. Anthracite aluminium bifold doors to rear elevation giving access out in to the garden, matching picture window to rear elevation and French double doors to side elevation giving access out in to the garden. All benefiting from remote controlled blinds.

The kitchen is fitted with a modern range of handle less base and wall units with a white frontage, quartz works surface and large island. Integrated Siemen appliances of a stainless steel double oven, ceramic induction hob with black glass splash back and stainless steel extractor over and a full sized dishwasher, In the island there is an under counter mounted double sink with inbuilt counter draining board, chrome hot and cold mixer tap, free standing, stainless steel, Samsung American style fridge freezer, three light pendants above island position, numerous LED spotlights to ceiling and two light points to wall, various electric sockets and fused switches.

Utility Room

8'8" x 8'8"

Having a continuation of the tiled flooring and décor, fitted with low level white fronted cabinets with a laminate work surface over, white ceramic sink with matching drainer with chrome hot and cold mixer tap, tiled splash back, LED spotlights and an extractor to ceiling, space and plumbing for washing machine and space for tumble drier. Large open pantry style storage area.

White painted door leading in to the rear lobby

Rear Lobby

Perfect spot for the storage of muddy boots and coats and having a continuation of the tiled flooring and décor, LED spotlight to ceiling, obscure glazed window to side elevation and a UPVC double glazed door giving access out in to the garden.

A solid white door leads in to the double garage.

Stairs and Landing

From the entrance hall a wide, carpeted staircase leads up to the large first floor landing where there is a continuation of the carpet and décor, striking wooden topped enclosed bannister, the ceiling to the front elevation of the landing is vaulted and has a large apex glazed window and has created a perfect spot for use as a home office. Gas central heating radiator, two light points to ceiling, various electric sockets, white painted doors to all rooms as well as two sliding doors providing useful storage.

Bedroom Two

12'11" x 12'3"

Continuation of the carpet and neutral décor, dual aspect anthracite aluminium windows to rear and side elevation, gas central heating radiator, light point to ceiling, electric sockets and two wall lights either side of the bed position.

Family Bathroom

11'10" x 7'2"

Being accessible from bedroom two and from the landing and being tiled to floor and to walls to half height around toilet and bath and to full height in the walk in shower, obscure glazed anthracite aluminium windows to front elevation, LED spotlights and extractor to ceiling. The bathroom is fitted with Roper Rhodes sanitaryware of white low level WC with chrome push flush, free standing white bath with chrome hot and cold mixer tap and additional shower wand, two chrome heated towel rails, walk in corner shower with chrome shower head, controls and riser, vanity unit with white basin, chrome hot and cold mixer tap, tiled splash back and two deep drawers below.



Bedroom Three

14'5" x 8'10"

Continuation of the carpet and neutral décor, anthracite aluminium window to rear elevation, gas central heating radiator, light point to ceiling and electric sockets

Bedroom Four

12'3" x 11'11"

Continuation of the carpet and neutral décor, two anthracite aluminium windows to front elevation, gas central heating radiator, light point to ceiling and electric sockets.

White door opening up in to the Jack and Jill Shower Room.

Jack and Jill Shower Room

Being tiled to floor, obscure glazed anthracite aluminium windows to side elevation, LED spotlights and extractor to ceiling. The bathroom is fitted with Roper Rhodes sanitaryware of white low level WC with chrome push flush, chrome heated towel rail, walk in shower with shower panelling to walls and having a chrome shower head, controls and riser, vanity unit with white basin, chrome hot and cold mixer tap, tiled splash back and two deep drawers below. Heated and illuminated vanity mirror above basin position.

Bedroom Five

11'7" x 10'5"

Continuation of the carpet and neutral décor, anthracite aluminium windows to rear elevation, gas central heating radiator, light point to ceiling and electric sockets.

White door opening up in to the Jack and Jill Shower Room.

From the first floor landing carpeted stairs lead up to the second floor landing for the master suite. The landing area has a continuation of the carpet and décor, light point to ceiling and a white painted door leading in to the master bedroom

Master Bedroom

21'5" x 9'2"

Having a continuation of the carpet and décor, the ceilings being slightly vaulted and having another dramatic, anthracite, aluminium gable end window to rear elevation. LED spotlights to ceiling and to either side of bed position to wall, gas central heating radiator and various electric sockets. Two doors, one houses useful wardrobe storage and the other houses the hot water tank.

En-Suite Shower Room

Being tiled to floor and to full height to walls in the walk in shower, Velux window to rear elevation with blind fitted, LED spotlights and extractor to ceiling. The shower room is fitted with Roper Rhodes sanitaryware of white low level WC with chrome push flush, chrome heated towel rail, walk in shower with walls being tiled to full height and having a chrome shower head, controls and riser, vanity unit with white basin, chrome hot and cold mixer tap, tiled splash back, shaver point and two deep drawers below. Heated and illuminated vanity mirror above basin position.

From the second floor landing a white painted door leads in to the dressing room, having a continuation of carpet and décor, Velux window with blind fitted, LED spotlight to ceiling and gas central heating radiator. Fitted with large, double, sliding, mirror fronted wardrobe doors housing a huge amount of wardrobe storage.

White painted door which leads in to the walk in wardrobe. in here the carpet and décor continues, there is a Velux window with blind fitted, an LED spotlight to ceiling and a gas central heating radiator.

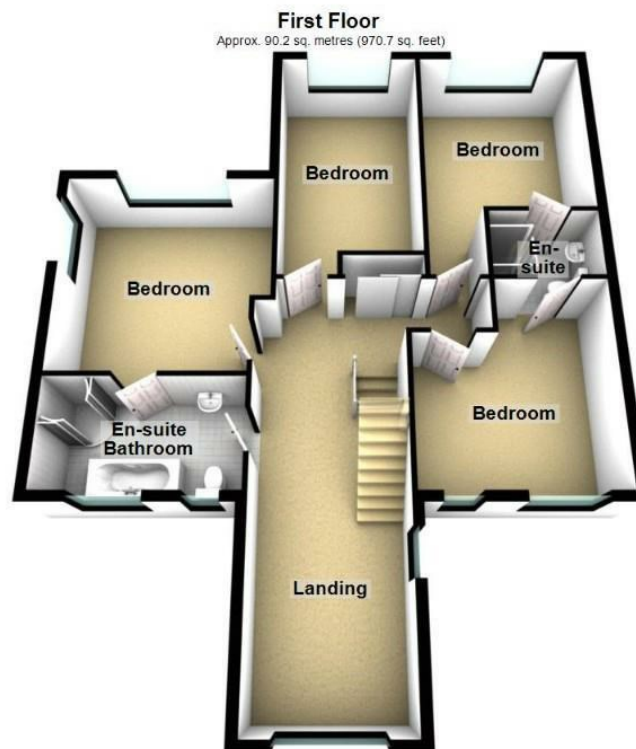
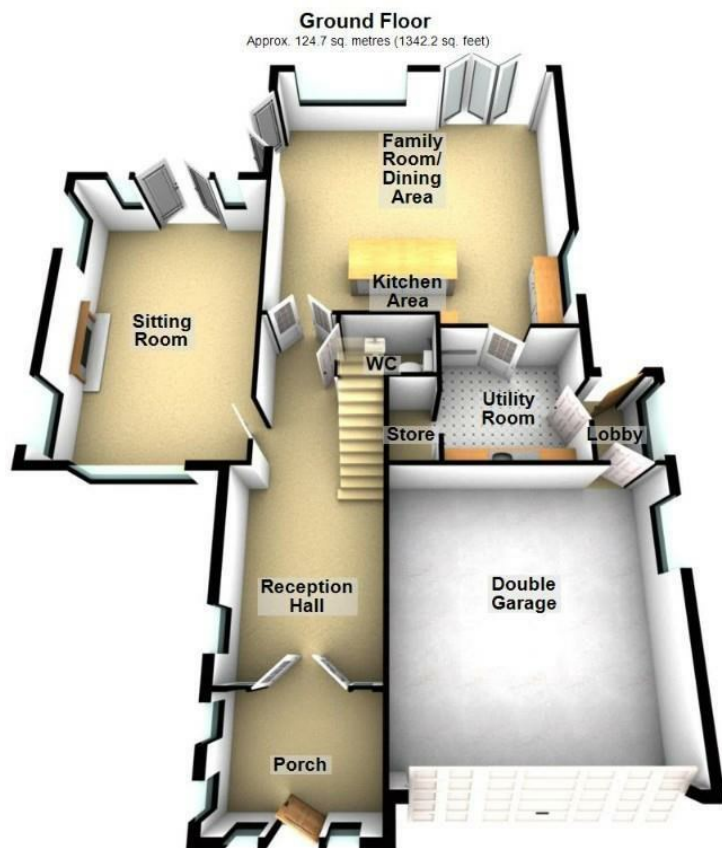
Outside Rear

As you enter the garden from the living room there is a large, wrap around granite paved patio. This extends down each side of the property, one having double gated access out to the front and the other with single gated access to the front. There is an outside tap, electric socket and lighting - a mixture of security, sensor lighting and hard wired lighting. Western red cedar slatted fencing with hedging and ornamental trees provide a good amount of privacy.

From the patio wide steps lead down to the good sized lawn which is boarded by well stocked beds with an abundance of mature plants.

Outside Front

A recently laid gravel driveway with new thresholds, hedging and western red cedar fencing and access gates to both sides of the property. The driveway provides off street parking for a number of vehicles. Large up and over garage door opens up in to the double garage.



Total area: approx. 256.9 sq. metres (2765.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales	EU Directive 2002/91/EC	

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