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Guide Price £650,000





31 Keytes Lane

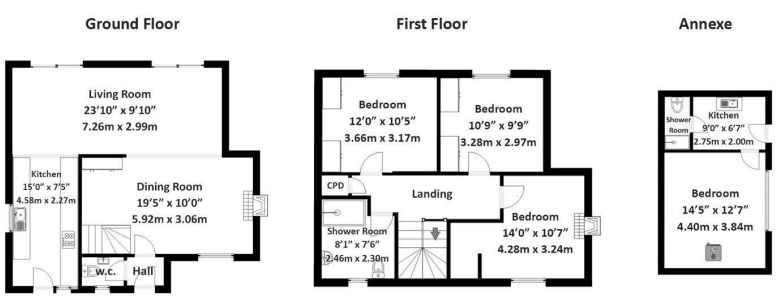
, Barford CV35 8EP

Charming Riverside Period Cottage in Barford, Warwickshire

Situated in the heart of the highly regarded village of Barford, this delightful three-bedroom semi-detached period cottage blends traditional character with modern comfort—and enjoys an enviable position backing directly onto the River Avon, with uninterrupted views over open countryside.

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Total Living Area 101.44 square metres / 1,092 square feet
Plus Annexe 24.40 square metres / 262 square feet



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ACCOMMODATION

From the moment you enter, the charm of this home is immediately apparent. The ground floor offers a beautifully presented open-plan living space with a working open fireplace, perfect for cosy evenings in. The dual-aspect living and dining areas are flooded with natural light, enhanced by patio doors that open out to the rear garden and showcase the stunning outlook across the river and rolling fields beyond.

The galley kitchen has been thoughtfully designed in a classic country cottage style, featuring cream, high-to-low level cupboards, a gas hob, space for white goods, and a stable door providing further access to the garden. A ground floor WC adds further convenience.

A wooden staircase rises from the living area to the first floor, where you'll find three well-proportioned bedrooms—all with fitted wardrobes and soft spotlighting to create restful, ambient spaces. One of the bedrooms boasts original period features, including a cast iron fireplace and exposed timber beams. A stylish family bathroom with a walk-in shower completes this floor.

To the front, the cottage is set back from the road with a lawned garden, a driveway providing off-road parking for two vehicles The cottage garden makes a beautiful space to relax and enjoy the sun.

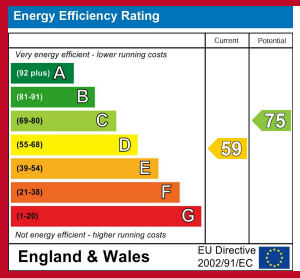
The property also benefits from a separate annexe with its own private entrance. Complete with a kitchenette and shower room, this flexible space would make an ideal home office, guest accommodation, or self-contained unit for independent living.

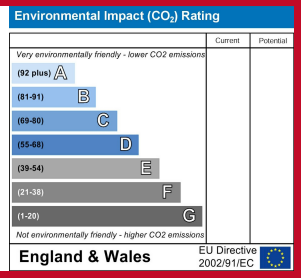
This unique riverside home offers peace, charm, and practicality in a picturesque Warwickshire village—just a short drive from Warwick, Leamington Spa, and excellent transport links.

Please note the vendor installed a new boiler in March 2026, together with new safety balustrades to the rear terrace/garden.

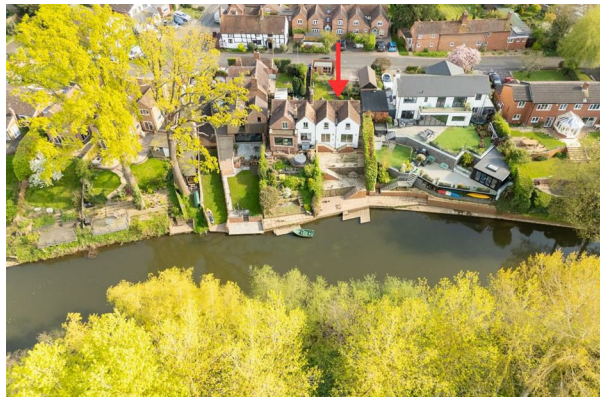
Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the











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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.