



13 Dugard Place | Barford | CV35 8DX

A superb opportunity to purchase this much-loved detached family home being within an easy footpath walk to the village centre and sought after village primary school. The accommodation is very spacious, it is extremely light and airy throughout, has an open fire and oak flooring along with four double bedrooms and a private garden that is also a good size. The sellers have also converted one of the garages to provide a very useful home office/ family room whilst still retaining the second garage.

£650,000

- Easy Walk To Village Centre & School
- No Chain Involved
- Four Bedrooms, Spacious Living
- Kitchen/Breakfast Room & Utility Room



DESCRIPTION

A very spacious family home that must be viewed to be appreciated. The location is very quiet, the setting enjoys a high degree of privacy whilst also having an 'open feel' as there are also allotments located to the rear of the property, which offers a superb and unique opportunity for a new buyer who may wish to have an allotment adjacent to their home, subject to availability. This family home is on the market for the first time in a generation, the sellers have particularly enjoyed being able to walk to the local village school and village centre whilst also enjoying all the space available within the property.

FULL WIDTH CANOPY PORCH AND DOOR TO:

LARGE WELCOMING ENTRANCE HALL

With original lacquered oak flooring, radiator with radiator cover, under stairs storage and broadband fibre wi-fi connection.

'L' SHAPED LOUNGE/ DINER

20' 6" x 25' 3" (6.25m x 7.7m)

A spacious 'L' shaped lounge/ diner with dual aspects providing lots of natural light. A great feature and benefit of this room is the multi-fuel stove fire set back in a brick and tiled fireplace. Three radiators, five wall light points and patio door to rear garden.

KITCHEN/ DINER

13' 7" x 10' 4" (4.14m x 3.15m)

Having an extensive range of oak cupboard and drawer units with matching wall cupboards and corner display units professionally designed and fitted by AK Interiors of Kenilworth. Fitted appliances to include the four-ring Whirlpool glass gas hob with extractor hood over, Bosch double oven and Beko dishwasher. Round edged work surfaces, one and a half bowl sink unit, space for tall fridge/freezer and space for breakfast table and chairs. Complimentary tiling, radiator and side entrance door to the very useful side entrance porch.

ARCHWAY TO:

UTILITY ROOM

9' 7" x 6' 2" (2.92m x 1.88m)

Having a wall mounted Viessman gas boiler fitted in 2023 and serviced in June 2026. Central heating programmer, round edged work surfaces, single drainer sink unit, matching cupboard and drawer units and wall units. The washing machine and tumble dryer are included. Radiator and complementary tiling. Useful storage cupboard to side and door to garage.

CLOAKROOM

With w.c and wall mounted basin. Complementary tiling and wall mirror.

OFFICE/ PLAYROOM

9' 6" x 13' 4" (2.9m x 4.06m)

Having been converted from one of two garages to provide a useful additional home office/ gym or playroom. Wall mounted TV bracket, radiator and access to roof storage space.

FIRST FLOOR GALLERIED LANDING

With seating area, two wall light points, large picture window allowing in lots of natural light and access to under eaves storage space. Airing cupboard houses hot water cylinder and fitted shelving.

MASTER BEDROOM

15' 0" x 10' 5" (4.57m x 3.18m)

A large bedroom with radiator, rear garden and allotment views.

BEDROOM TWO

10' 5" x 10' 0" (3.18m x 3.05m)

A second double bedroom with radiator, rear garden and allotment views.

BEDROOM THREE

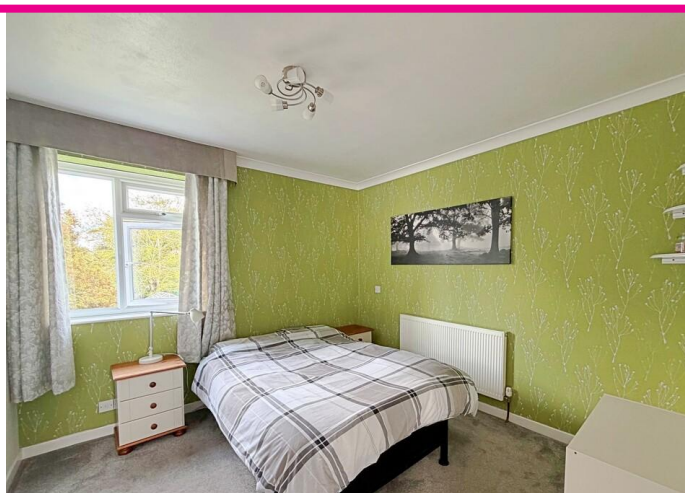
10' 4" x 9' 9" (3.15m x 2.97m)

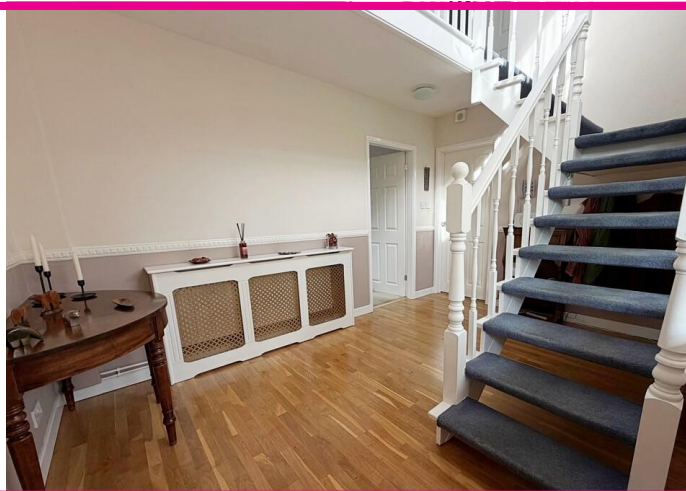
A third double bedroom with radiator, rear garden and allotment views.

BEDROOM FOUR

11' 9" x 9' 5" (3.58m x 2.87m)

The fourth double bedroom located to the front of the property with radiator and wall mounted air conditioner unit





FULLY TILED BATHROOM

9' 9" x 9' 2" (2.97m x 2.79m)

Having panelled bath, large separate shower enclosure, w.c, vanity wash basin with double cupboard under and shelving to the side. Radiator and heated towel rail, complementary tiling, extractor fan and wall mounted mirror.

OUTSIDE

DRIVEWAY PARKING

There is a large block paved driveway to the front with ample driveway parking for multiple vehicles with access to:

GARAGE

17' 3" x 9' 2" (5.26m x 2.79m)

With up and over door, light, power and fitted shelving.

FRONT GARDEN

To the front of the property is a mature, well established and private garden with an area of lawn, shrubbery border and specimen trees all combining to provide privacy.

REAR GARDEN

Gated access from the front of the property leads to the very attractive and well-established family garden enjoying a sunny aspect, high degree of privacy along with plenty of room for a bbq and entertaining. There is a full width patio, an area of lawn, shrubbery borders and acer tree. Timber fencing forms the boundaries. There is also a covered, lockable side storage unit with light and power as well as a green house, shed and outside tap.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ground Floor
Approx. 96.3 sq. metres (1036.6 sq. feet)

The Ground Floor plan shows a large Living Room on the left, a central Hall with a staircase, a Kitchen/Breakfast Room at the top right, a Utility Room below it, a Study at the bottom, and a Garage attached to the Study. The plan includes doors, windows, and basic furniture like a sofa and kitchen units.

First Floor
Approx. 65.9 sq. metres (709.8 sq. feet)

The First Floor plan shows four Bedrooms arranged around a central Hall. There is a Bathroom at the bottom right. The plan includes doors, windows, and basic furniture like beds and a bathtub.

Total area: approx. 162.2 sq. metres (1746.4 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact