Canon Price Road, Barford

Distinctive Collection

HAWKESFORD

Sister

Canon Price Road

Barford, CV35 8EQ

Offers over £630,000

Nestled in the charming village of Barford, Warwick, this delightful detached house on Canon Price Road offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities.

The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a harmonious living experience.

The surrounding area of Barford is known for its picturesque scenery and community spirit, making it an excellent choice for those looking to settle in a friendly village. With easy access to nearby Warwick, residents can enjoy a variety of shops, restaurants, and recreational activities, all while returning to the tranquillity of their home.
For those who commute, the location is particularly advantageous, with the M40 and A46 just a stone's throw away. This accessibility allows for easy travel to nearby towns and cities, making it a perfect choice for professionals who require a balance between village life and urban convenience.

This property presents a wonderful opportunity for anyone looking to invest in a family home in a sought-after location. With its ample living space and desirable features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming house your new home.

Location

This much sought after location is convenient for easy access to Leamington Spa, Warwick, Stratford-Upon-Avon, Coventry and Birmingham. Being just a mile from junction 15 of the M40 commuting north or south is made quick and easy. Barford is a popular village and parish located about three miles south of Warwick and four miles from Royal Leamington Spa, and in 2014 was listed in The Sunday Times as one of the top ten places to live in the Midlands. Located in the village are two pubs, a village shop which is owned and run by the community and a well respected primary school and nursery. There is also a fabulous park and a number of good dog walks.

The Property

Entrance
Entrance to the property is via a glazed front door which leads in to the entrance hall, having wood effect tiled flooring which continues throughout the majority of the ground floor. Flooded with natural light as there are windows to front and rear elevation. Carpeted stairs lead up to the first floor landing and white painted doors lead in to all rooms including a useful under stairs storage cupboard.

Downstairs WC
Having a continuation of the flooring, obscure glazed double glazed window to side elevation. Fitted with a low level WC and a pedestal wash hand basin.

Study
11'2" x 10'0"
Having a continuation of the flooring, a light and bright room from the dual aspect, double glazed windows to front and side elevation.

Living Room
14'7" x 14'9"
Again having the same wooden style flooring, Having double glazed windows to front elevation and double glazed, French doors to rear elevation giving access out on to the patio area of the rear garden. Fitted with two gas central heating radiators and a coal effect electric fire.

Kitchen/Dining Room
22'4" x 11'1"
An impressive room that again is a light and bright room, boasting double glazed windows to both side elevations as well as double glazed, French doors leading out in to the garden. The kitchen is fitted with a range of base and wall units with a white, high gloss, handle less frontage. Integrated appliances of a full height fridge freezer, Zanussi dishwasher, electric oven with a four ring gas hob above with a stainless steel extractor above with a stainless steel splash back, full size Zanussi dishwasher and a Zanussi washing machine all having a wood effect butcher block style worksurface with matching upstand.

From the entrance hall, carpeted stairs lead up to the good sized first floor landing. Having a double glazed window to rear elevation letting in a good amount of natural light.

Bedroom One
11'1" x 12'4" (min) increasing to 19'10" (max)
More of a suite style of room with an area for fitted wardrobes with door opposite in to the en-suite.

En-Suite
Modern suite with pedestal wash hand basin, low level flush wc, walk in shower cubicle, tiled flooring and walls.

Bedroom Two
14'10" x 10'0"
Having windows to front and rear elevations, allowing lots of natural light into the room.

Bedroom Three
9'9" x 10'0"
Another double bedroom which benefits from having two windows, with views of the countryside.

Bedroom Four
11'5" x 8'9"
Having window front elevation and built in storage cupboard

Family Bathroom
Modern white suite comprising of a panelled bath with shower over, low level flush wc, pedestal wash hand basin, chrome heated towel rail, tiled floor and walls, obscure glazed window side elevation.

Garden
As you enter the garden from the kitchen diner or from the living room you are directly on to the paved patio being bordered by two, raised, timber planters. The remainder of the garden is to the majority laid to lawn with the addition of a decked area - a perfect spot for alfresco dining or a sun downer! Further raised timber planters run down the one side of the garden and there is a designated area for the children to play.
From the patio a pedestrian door gives access in to the detached double garage

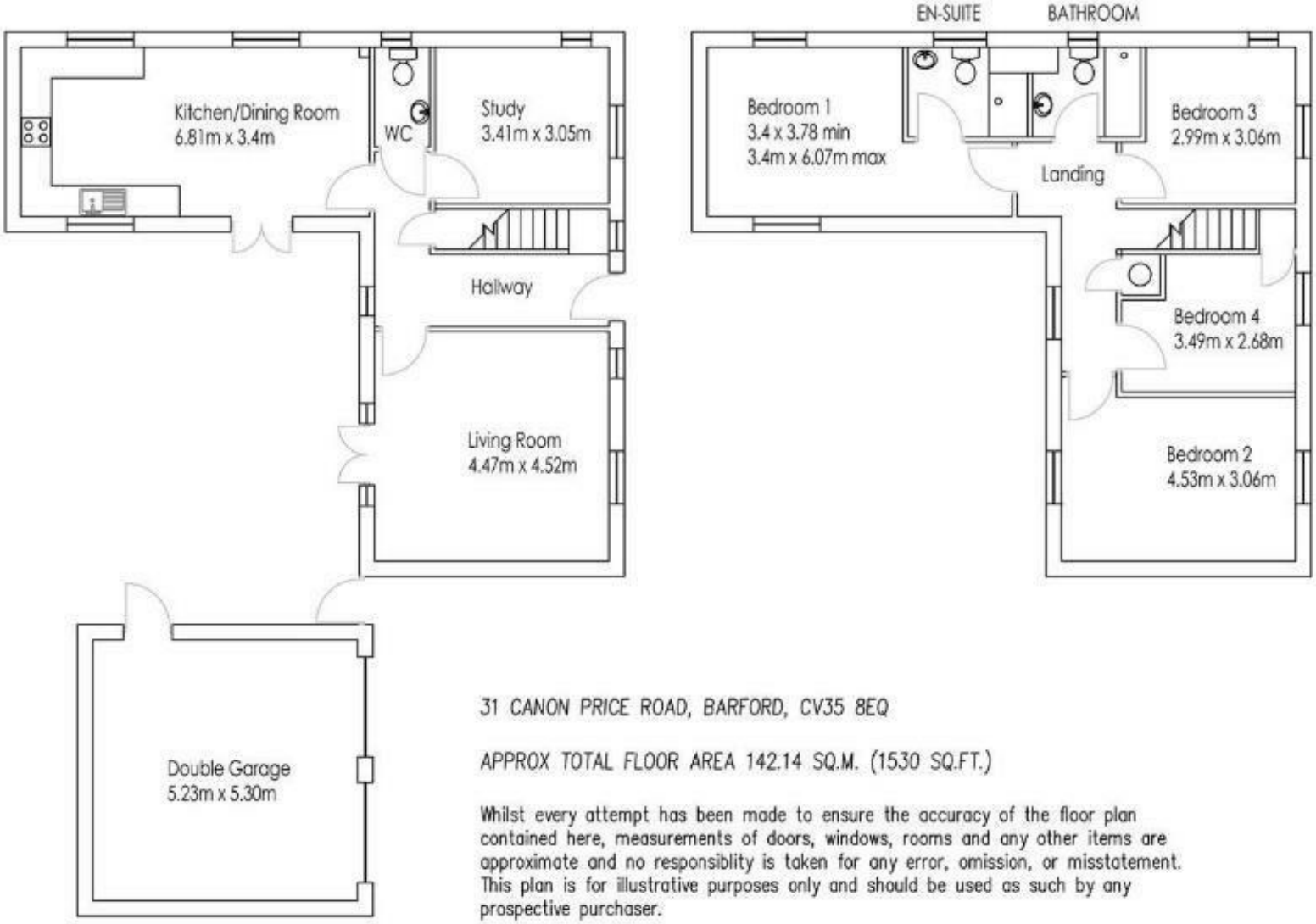
Double Garage
17'1" x 17'4"
Accessed from the driveway via and up and over door, and benefiting from having power and light. The is also an EV charging point. It is currently been converted so that 50% of it is used as a gym.

Council Tax
We understand the property to be Band E.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Services
All mains services are believed to be connected.

There is an annual service charge of £254.48 and is a 1.6% proportion of the properties on the development.



31 CANON PRICE ROAD, BARFORD, CV35 8EQ

APPROX TOTAL FLOOR AREA 142.14 SQ.M. (1530 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsiblity is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

General Information

Tenure: We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens. Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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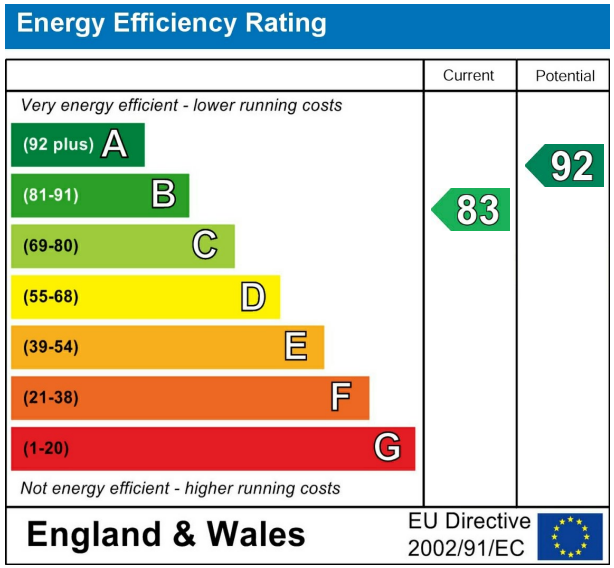
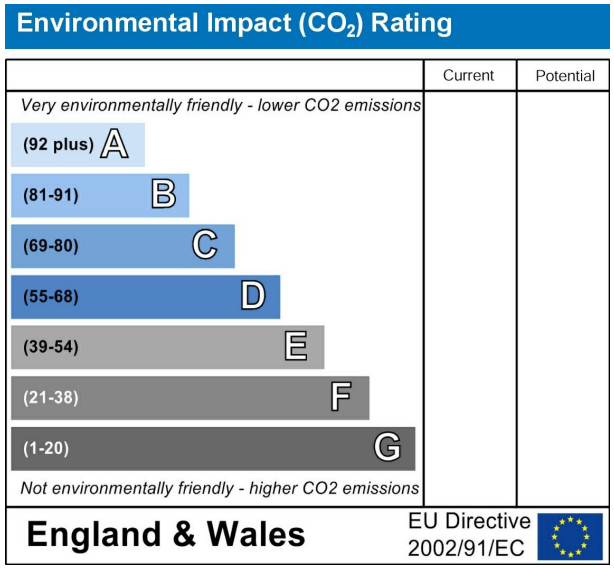
Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.





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