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10, Keytes Lane, Barford, Warwick

Guide Price £775,000



This impressive and beautifully presented four-bedroom detached family home occupies a pleasant position in the highly regarded village of Barford. The spacious and well-appointed accommodation comprises a striking entrance hall with cloakroom, study, living room with wood-burning stove, separate dining room, well-equipped kitchen and bright family room opening onto the garden. The principal bedroom features fitted wardrobes and an en-suite shower room, complemented by three further double bedrooms and a stylish family shower room. Outside, there is ample driveway parking, an integral garage and a generous, beautifully cultivated rear garden with raised beds, water feature, greenhouse and vine-clad pergola. Energy Rating: C.

Location

The village is particularly well placed for access to the nearby

centres of Warwick, Leamington Spa, and Stratford-upon-Avon, all of which offer an extensive range of shopping, dining, and leisure facilities. Stratford-upon-Avon is also home to the world-renowned Royal Shakespeare Company theatres. The area is exceptionally well served by both state and independent schooling to suit most requirements, including boys' and girls' grammar schools, Warwick Prep and Public Schools, Kingsley School in Leamington Spa and The Croft Preparatory School in Stratford-upon-Avon.

Approach

Through a sealed unit double-glazed entrance door into:

Welcoming Reception Hall

An impressive and welcoming entrance hall, featuring a striking double-height ceiling with a Velux roof light that floods the space with natural light. Quality oak-effect flooring extends throughout, with

stairs rising to the first floor featuring an oak handrail and balustrade. Further features include a radiator, wall light and contemporary glazed internal doors leading to the living room, study and cloakroom.

Cloakroom

White suite comprising WC, wash hand basin, tiled splashbacks, radiator, double glazed window to the side aspect

Study

9'10" x 6'4" (3.00m x 1.94m)

A bright and practical study featuring matching flooring, radiator and fitted wooden worktop. The angled ceiling incorporates two Velux roof lights, complemented by a double-glazed window to the front aspect, providing excellent natural light.



Living Room

21'0" x 13'6" (6.42m x 4.14m)

Matching flooring, useful under-stairs storage cupboard with shelving and coat-rail space, ceiling light point, and two radiators. A recessed Morso cast-iron wood-burning stove sits on a raised granite hearth, creating an attractive focal point. Two double-glazed windows to the side aspect and double-glazed French doors with a full-height side screen provide views and access to the gardens.

Door to:

Dining Room

14'9" x 8'10" (4.50m x 2.71m)

Matching floor, downlighters, two double-glazed windows to the side aspect, glazed double opening doors lead to the Family Room and a wide opening leads to the kitchen.

Fitted Kitchen

20'9" x 8'7" (6.33m x 2.62m)

Attractive range of matching base and eye-level units, complemented by a combination of granite and oak worktops with upstands. Inset stainless-steel sink unit with mixer tap, plus a separate Belfast-style sink with a Grohe mixer tap. Integrated washing machine and Siemens dishwasher, space for a full-height fridge/freezer, pull-out larder unit and Britannia range-style cooker with six-burner hob and stainless-steel extractor hood over. Wall-mounted cupboard housing the Vaillant combination gas-fired boiler, with a further cupboard housing the Vaillant pressurised hot-water cylinder. Travertine tiled flooring with underfloor heating and inset ceiling downlighters. Double-glazed windows to the front and side aspects, together with a double-glazed casement door providing side access.



Garden/Family Room

15'0" x 10'9" (4.58m x 3.29m)

A bright and versatile family room, featuring Karndean flooring, contemporary vertical radiators and an angled ceiling incorporating two Velux roof lights. Double-glazed windows on the side and rear aspects provide abundant natural light, while French doors open directly onto the rear garden. Glazed double doors connect seamlessly with the kitchen/dining room.

First Floor Landing

Radiator, access to the partially boarded roof space via loft ladder and wood doors to:

Master Bedroom

12'2" x 11'5" (3.71m x 3.50m)

Quality wood-effect flooring, built-in part-mirrored sliding-door



wardrobes spanning one wall and providing ample hanging, shelving and drawer space. Radiator and double-glazed window to the rear aspect. Door to:

En-suite Shower

White suite comprising WC, pedestal wash hand basin and tiled shower enclosure with chrome shower system and glazed folding shower door. Travertine tiled flooring, inset ceiling downlighters and a double-glazed window to the side aspect.

Bedroom Two

13'5" x 10'9" narrowing to 8'11" (4.09m x 3.28m narrowing to 2.72m)

Wood effect floor, fitted white gloss fronted double door wardrobes, radiator and a double glazed window to the rear aspect

Bedroom Three (Front)

11'10" x 10'1" (3.63m x 3.09m)

Wood-effect floor, radiator and double-glazed windows to the front and side aspects

Bedroom Four (Front)

12'1" x 8'10" (3.69m x 2.71m)

Radiator and double glazed window to front and side aspects

Family Shower Room

A stylish family shower room featuring a contemporary white suite comprising WC, wash basin with vanity storage below, and a generous walk-in shower with glazed screen, Grohe rainfall shower head and separate hand-held attachment. Complemented by attractive tiled walls and flooring with underfloor heating, an illuminated mirror, radiator, downlighters and a double-glazed window.

Frontage

The property enjoys a generous and attractive frontage, with an extensive block-paved driveway providing ample off-road parking and access to the integral garage. Established trees, shrubs and well-stocked planted borders soften the frontage and create an appealing first impression.

Garage

17'2" x 10'2" widening to 12'5" max (5.25m x 3.12m widening to 3.80m max)

Electric up and over door, power and light, double glazed roof light

Delightful Rear Garden

The delightful, generously proportioned rear garden is a particular feature of the property, thoughtfully landscaped with established trees, shrubs and colourful planting. A paved terrace adjoining the



house provides an excellent space for outdoor dining and entertaining, with meandering gravel paths leading through raised beds to a circular lawn and further seating area beneath an attractive timber pergola adorned with a mature grapevine. Additional features include a raised wildlife pond, cedar greenhouse, garden shed and composting area, while mature boundary planting creates an appealing sense of privacy and seclusion.

Services

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

Tenure

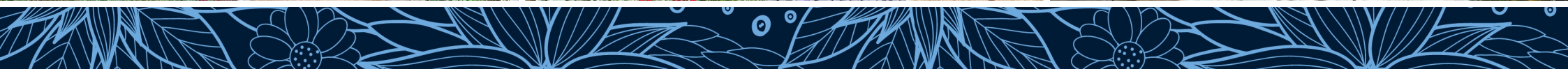
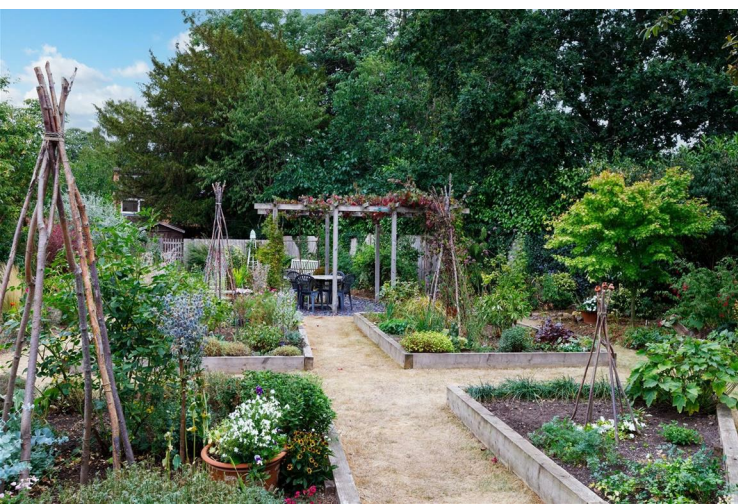
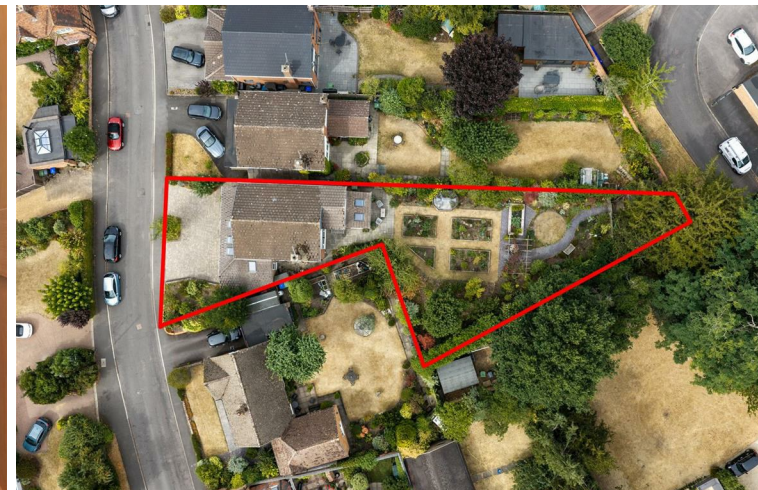
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Council Tax Band

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

Postcode







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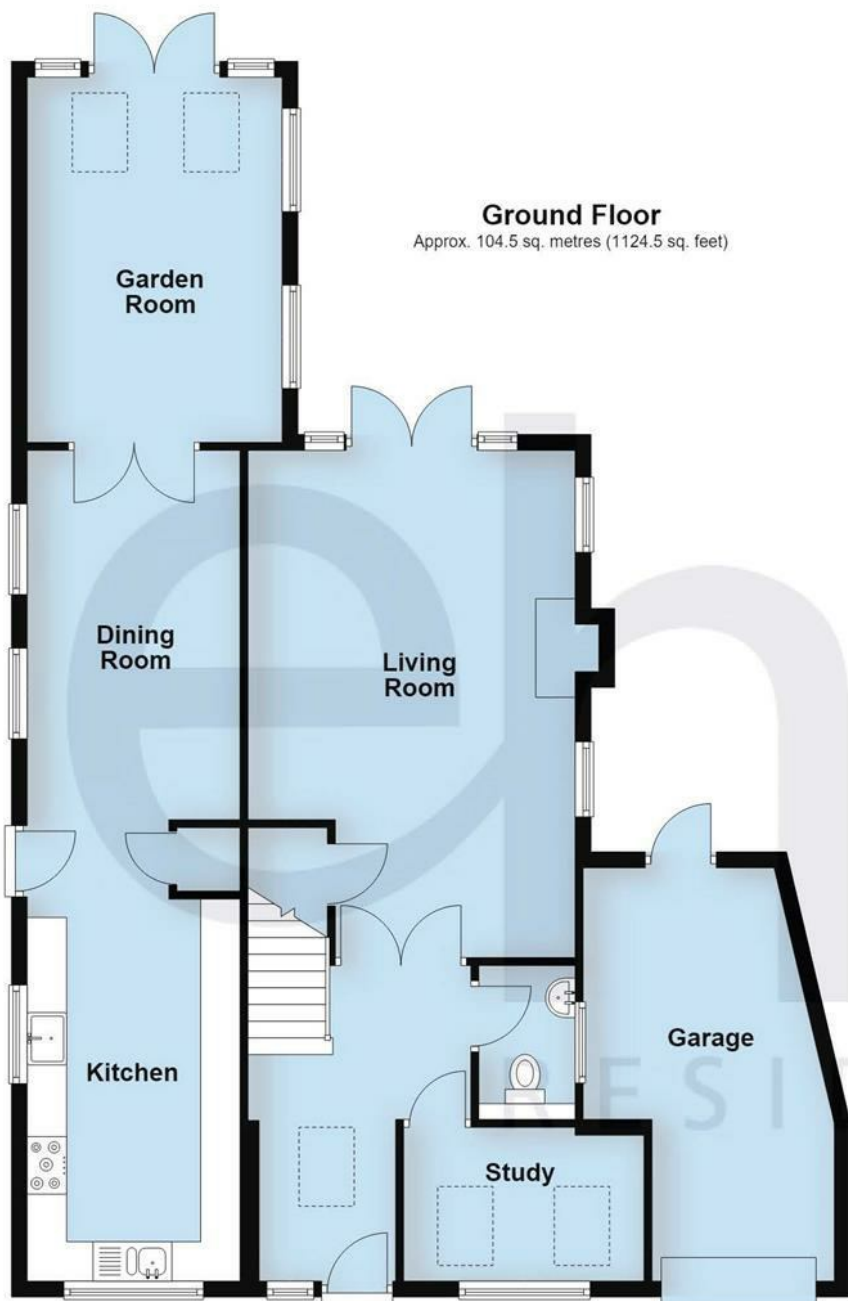
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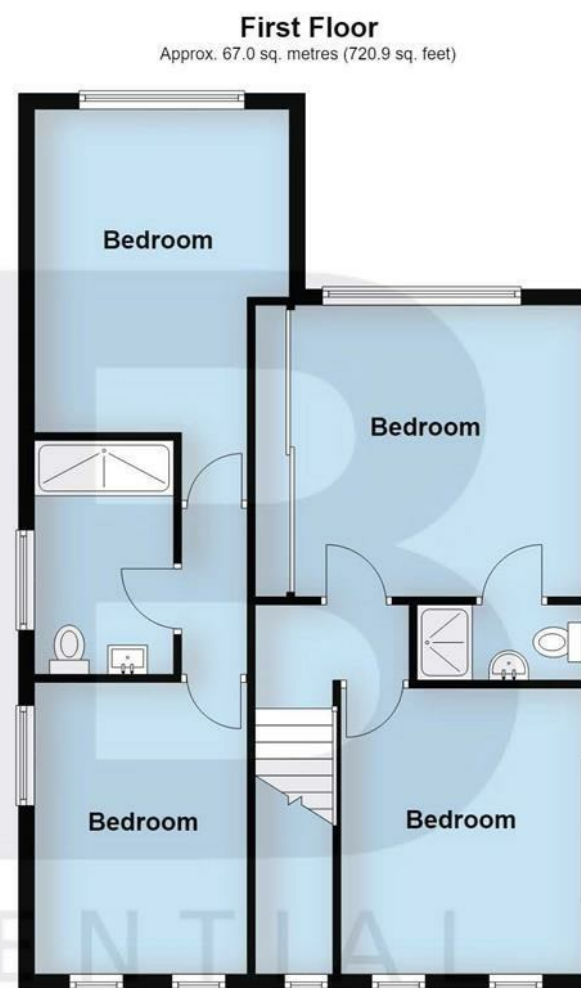
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	77
	EU Directive 2002/91/EC	

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



Ground Floor
Approx. 104.5 sq. metres (1124.5 sq. feet)



First Floor
Approx. 67.0 sq. metres (720.9 sq. feet)

Total area: approx. 171.4 sq. metres (1845.4 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact