ehB RESIDENTIAL

Your Property - Our Business

Avonbridge House, 9 Bridge Street, Barford, Warwick

Guide Price £1,200,000

This handsome period residence occupies a delightful position in the highly sought-after village of Barford, set within generous and established gardens and further benefiting from a detached, self-contained annexe.

The substantial and versatile accommodation comprises a recessed storm porch, entrance hall and inner hall, four reception rooms, an impressive open-plan dining/breakfast kitchen, separate side entrance with cloakroom and laundry room, and useful cellarage. The first floor offers five generously proportioned bedrooms, two en-suite facilities, and a spacious family bathroom.

Outside, the property is complemented by delightful gardens, ample driveway parking and the detached self-contained annexe, providing excellent additional accommodation ideal for guests, extended family or home working. Main House Energy Rating: D. Annexe 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.

Frontage and Approach

A low brick boundary wall with twin wrought-iron gates provides access to the main entrance and a separate side-entrance hall, enclosing an attractive front garden with mature roses, established shrubs, and a climbing rose framing the entrance, providing seasonal colour and a degree of privacy. To the side, a gated gravelled driveway offers ample off-road parking and continues through to the rear gardens and detached self-contained annexe.

Recessed Storm Porch

With an original Victorian entrance door with etched glass panels depicting doves amid foliage.

Entrance Hall

A characterful entrance hall, featuring an original tessellated tiled floor. Radiator and doors leading to the Living & Dining rooms.

Living Room

13'11" x 14'4" (4.26m x 4.39m)

Striking and characterful living room, featuring a sash window to the front aspect, exposed timber flooring and an attractive original Victorian open fireplace with a marble surround, decorative tiled inserts and a hearth. Bespoke timber display shelving is fitted within the chimney-breast recesses, with a radiator beneath the window. Display shelving is fitted to both chimney alcoves, along with an additional radiator and deep skirting boards.

Dining Room

14'11" x 13'2" (4.55m x 4.03m)

A characterful separate dining room, featuring a sash window to the front aspect, exposed timber flooring, decorative coving and a period-style fireplace with a slate surround and hearth. Further features include fitted display shelving within the chimney-breast recesses, two radiators and deep skirting boards,

Inner Hall

From the entrance hall, a part-glazed door leads through to the inner hall. A turned staircase to the first floor, a latched door to the cellar and an opening to the kitchen

Cellar

Stone steps lead down to a useful cellar, divided into two areas and featuring a characterful brick-vaulted ceiling, stone-flagged floor, lighting and fitted storage, providing excellent space for wine and general storage.

Open-plan Kitchen/Diner

23'0" x 14'11" (7.02m x 4.56m)

The heart of the home is this beautifully proportioned open-plan kitchen and dining room, thoughtfully extended to create a wonderful space for everyday family living and entertaining. Flooded with natural light from two large roof lanterns and French doors opening onto the rear garden, the room effortlessly combines period character with contemporary style. The kitchen features an extensive

range of painted shaker-style units, complemented by predominantly limestone worktops. A central island provides extra preparation space and storage, plus an inset sink unit. Space for a range-style cooker with an extractor hood above. The spacious dining area centres on an attractive feature fireplace, flanked by bespoke built-in cabinetry and shelving, with original Yorkstone flooring creating a warm, inviting focal point.

Breakfast/Seating Area
10'11" x 9'0" (3.33m x 2.75m)
A bright and versatile area, opening directly from the kitchen and featuring a large roof lantern, downlighters and limestone flooring, creating an excellent connection between the indoor and outdoor living spaces, radiator and large single-unit double-glazed double-opening doors allow access to the garden and large pine double-opening doors lead through to:

Snug
12'11" x 12'0" (3.94m x 3.66m)
A versatile reception room, featuring exposed timber floorboards and a focal point fireplace with tiled inserts and hearth. Bespoke painted cabinetry, shelving and a fitted desk provide excellent storage and workspace; a radiator and a sash window to the rear aspect overlooking the gardens

Garden Room
20'11" x 13'11" (6.39m x 4.26m)
A superb, generously proportioned garden room providing an excellent additional reception space, ideal as a family room, informal sitting room or entertaining area. Enjoying a wonderful connection with the gardens, the room features full-width bi-fold doors opening onto the rear terrace, seamlessly blending the indoor and outdoor spaces while flooding the room with natural light. Additional light is borrowed through glazed internal windows overlooking the kitchen and dining room, creating an open, sociable feel. Finished with engineered oak flooring, recessed ceiling lighting, two radiators, and a useful built-in storage cupboard, this versatile room extends the heart of the home and is perfectly suited to modern family living. A solid casement door allows access to the side and driveway.

From the Kitchen area, a glazed door leads to:

Side Entrance Lobby
Matching Travertine-style tiled floor, downlighters, half-glazed casement door to the front aspect, latched door to the WC, and an original timber door leading to the laundry room.

Cloakroom
Matching floor. White suite comprising a WC, wash basin with mixer tap, and a white gloss-fronted storage cupboard below.

Laundry Room
10'4" x 6'2" (3.17m x 1.89m)
A useful room providing additional storage space, with a Belfast-style sink, attractive flagstone flooring, radiator, wall-mounted Worcester gas-fired boiler, wall lights, and space and plumbing for a washing machine and further domestic appliances. A window to the front aspect, plus a high-level window providing additional natural light.

From the inner hall a characterful turning staircase with a natural fibre runner, painted spindles and polished timber handrail rises to the first-floor landing. A large sash window provides plenty of natural light and a unique display area.

First Floor Landing
Recessed display shelving, radiator, velux roof light, wall light point and doors to:

Bedroom One (Front)
14'0" x 14'0" (4.27m x 4.27m)
Exposed floorboards, marble fireplace, picture rail, built-in double door wardrobes into alcove, radiator and a sash window to front aspect. Door to:

En-suite Shower
Attractive en-suite shower room featuring a generous walk-in shower with glazed screen, rainfall shower head and separate hand-held attachment, low-level WC and a distinctive stone bowl wash basin with wall-mounted chrome fittings. Complemented by natural stone tiling, useful fitted shelving and a sash window providing natural light. Tiled floor, extractor fan, downlighters, chrome heated towel rail and a sealed-unit double-glazed window to the side.

Bedroom Two
17'2" x 14'11" (5.25m x 4.56m)
Exposed floorboards, picture rail, two sash windows to front aspect both with radiators below and door to:

En-suite Bathroom
Fitted with a white suite comprising a panelled bath with a Grohe shower over and glazed shower screen, WC and pedestal wash hand basin. Further features include a Travertine limestone floor, a chrome heated towel rail, downlighters, roof-space access, and a window providing natural light. A full-height built-in linen/storage cupboard houses the hot water cylinder and provides useful additional storage.

Bedroom Three
4.39m x 3.40m
Exposed floorboards, projected chimney breast with an adjacent single opening wardrobe, radiator and a double-glazed sash window to the side aspect

Bedroom Four (Rear)
13'11" x 9'6" (4.25m x 2.92m)
Exposed floorboards, built-in double opening wardrobes and a sealed unit double-glazed sash window to the rear aspect

Bedroom Five (Rear)
13'0" x 12'0" (3.97m x 3.68m)
Period fireplace. Built-in double-door wardrobes, radiator and a sash window to rear aspect

Main Bathroom
A spacious and well-appointed family bathroom featuring a freestanding roll-top bath, separate walk-in shower with glazed screen and rainfall shower head, low-level WC and countertop wash basin with mixer tap and useful storage cupboard beneath. Tiled walls and flooring, a chrome heated towel rail, recessed lighting, and a window providing natural light.

Detached Annex
30'2" x 13'3" (9.20m x 4.05m)
This spacious, detached annexe has multiple uses; it has been used as an Airbnb, office, and gym. It provides versatile open-plan living, sleeping and kitchen accommodation. The impressive vaulted ceiling, exposed roof timbers, rooflights, and extensive glazing create a bright, airy interior, complemented by oak flooring throughout. The kitchen includes a sink, oven, hob and storage, with ample space for dining and relaxing, while the sleeping area is set apart towards the rear. French doors provide independent external access. Oak-finished floor, high apex ceiling with exposed roof trusses, further ceiling beams and four double-glazed roof lights. Single-unit double-glazed windows to the front and side aspects. Door to:

Spacious Shower Room
7'6" x 7'2" (2.31m x 2.19m)
White suite comprising WC, pedestal wash hand basin, large tiled shower enclosure with a chrome system and a glazed shower screen. Worcester gas-fired boiler. Travertine-style tiled floor, shaver point, downlighters and a double-glazed roof light

Delightful Rear Garden
A particularly generous and beautifully established rear garden, laid mainly to lawn and surrounded by an abundance of mature trees, including fruit trees such as an apple and a damson, mature shrubs, and colourful flowering borders. A substantial paved terrace immediately adjoining the house provides an excellent setting for outdoor dining and entertaining, complemented by a charming vine-clad pergola, a useful garden outbuilding, and a timber garden shed. The extensive planting creates an attractive and wonderfully private setting. The plot in total covers around 1/4 of an acre.

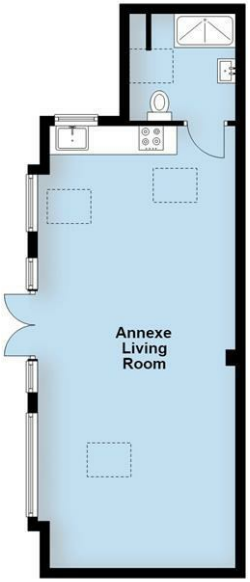
Services
All mains services are understood to be connected to the property. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and while we believe they are in satisfactory working order, we cannot provide any warranties in these respects. Interested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

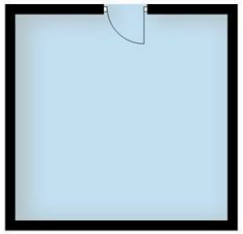
Council Tax
The property is in Council Tax Band "G" - Warwick District Council

Postcode
CV35 8EH

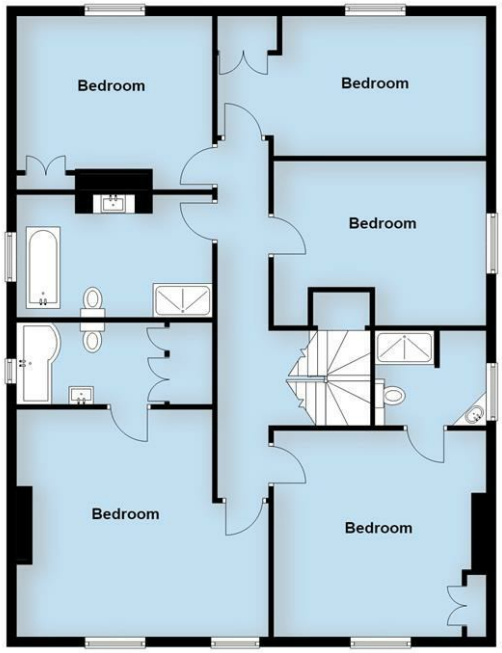
Ground Floor
Approx. 200.7 sq. metres (2159.9 sq. feet)



Basement
Approx. 18.7 sq. metres (201.1 sq. feet)



First Floor
Approx. 124.1 sq. metres (1335.4 sq. feet)



Total area: approx. 343.4 sq. metres (3696.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

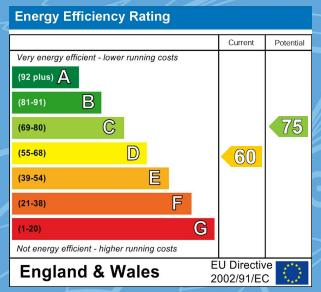
ehB RESIDENTIAL

Your Property - Our Business

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.