



**VAUGHANREYNOLDS**  
ESTATE AGENTS

2 Hareway Lane  
Barford, Warwick, CV35 8DB



## The Property

Occupying a prominent corner position on the fringe of Barford, a desirable village betwixt Stratford upon Avon and Warwick, affording easy access to the nearby amenities and onward commutes via the M40 motorway and Trainline. Having been thoughtfully refurbished and extended by the current owners, this attractive home requires internal viewing to be fully appreciated. In brief, the accommodation comprises.

An inviting reception hall with feature double height ceiling and glazed atrium, stairs rising to the upper floor and doors off. There are two reception rooms, offering a heightened degree of versatility, serving as either living space or occasions bedroom space, with one room boasting fitted wardrobes and a guest WC. The heart of this home is certainly the impressive family dining kitchen. Designed to afford ample room for both dining and seating, this social space is well equipped with a comprehensive range of storage, complimented by contrasting shaker door fronts and quartz worksurfaces over, and a bank of integrated appliances. Exposed beams enhance the period feel and there is a useful pantry and rear lobby providing additional access to rear.



To the first floor, a central landing provides access to three double bedrooms and a stylish shower room. The main bedrooms boast his and hers fitted wardrobes and a cool freestanding bath. The guest bedroom also has an equally well appointed en-suite bathroom.





Externally, the property sits well within its mature plot, with the principal garden space enjoying a due southwest orientation.. Bring laid mainly to lawn, this space is designed to cater for alfresco dining and the expanse of lawn has established planted borders and a bank of photovoltaic panels subsidises future electricity costs. There is a detached studio, serving as the perfect home office space or hobbies room, this is accompanied by double oak framed garage and gated parking for several vehicles.

### The Location

Barford is a very popular village surrounded by undulating Warwickshire countryside some two and a half miles from Warwick town centre. The village has good local amenities including a post office shop, primary school and nursery, a prestigious hotel and two Inns.

The village is easily accessible to the motorway network at junction 15, Longbridge Island, two miles to the South of Warwick town centre, and the A46 gives direct access to Coventry where there is an Inter-City rail connection to London Euston. Warwick Parkway provides a direct link with London Marylebone. Barford is situated six miles to the North East of Stratford upon Avon and three miles South East of Warwick. Leamington Spa, Kenilworth, Coventry and Birmingham are all within easy reach. The National Exhibition Centre, the National Agricultural Centre, Stoneleigh and Birmingham International Airport and Station are all within easy reach.





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# GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

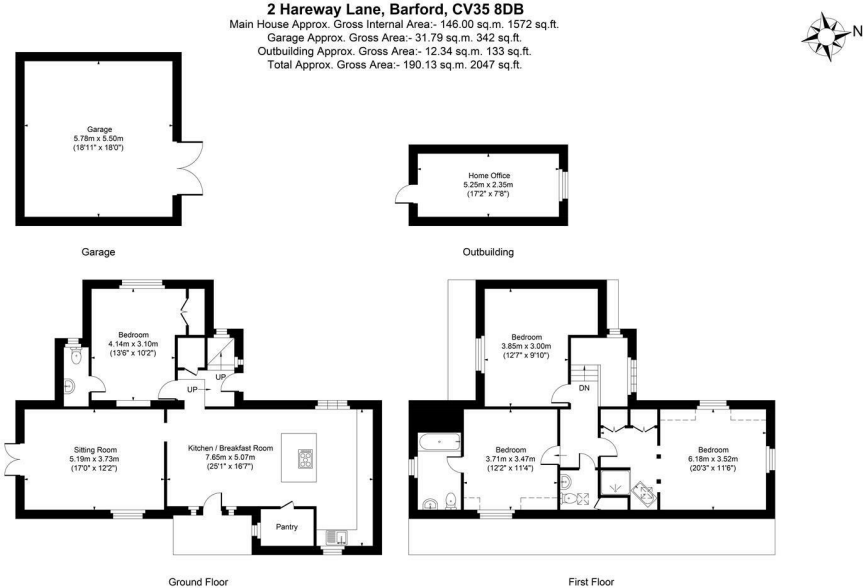
Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.  
 Services: Mains water, electric and drainage.  
 Local Authority: Warwick, Council Tax Band F

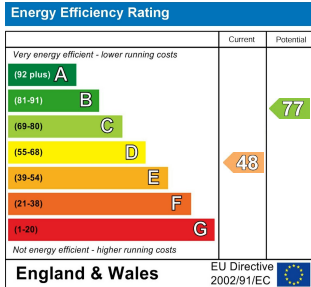
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**2 Hareway Lane, Barford, CV35 8DB**  
 Main House Approx. Gross Internal Area:- 146.00 sq.m. 1572 sq.ft.  
 Garage Approx. Gross Area:- 31.79 sq.m. 342 sq.ft.  
 Outbuilding Approx. Gross Area:- 12.34 sq.m. 133 sq.ft.  
 Total Approx. Gross Area:- 190.13 sq.m. 2047 sq.ft.

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 --- Denotes restricted head height  
 www.dmpphotography.co.uk



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