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ESTATE AGENTS

Castle View, Hareway Lane
Barford, Warwick, CV35 8DD



The Property

Set amidst rolling open countryside in a prime semi-rural position, Castle View is an exceptional former farmworker's cottage that has been thoughtfully extended and renovated into a stylish and versatile home. This charming residence blends timeless character with modern comfort, and includes a beautifully appointed, fully self-contained two-bedroom bungalow—'The Retreat'—located at the rear. Currently run as a successful holiday let, it offers an attractive income stream or superb accommodation for extended family.

This unique opportunity will appeal to a broad spectrum of buyers, from multi-generational families to those looking to live stylishly while generating income. Viewing is highly recommended to appreciate the quality, design, and generous proportions on offer.

A welcoming reception hall with study area and warm solid wood flooring sets the tone, leading via traditional latch-and-brace doors to the principal living spaces. The sitting room is a delightful haven, complete with exposed brick fireplace, inset log burner, herringbone oak flooring, and integrated surround sound system. Underfloor heating runs throughout both floors, ensuring comfort all year round.

At the heart of the home lies an extraordinary open-plan kitchen, living, and dining space. Bathed in natural light from expansive glazing and overhead rooflights, it's an inspiring space designed for modern family life and entertaining. The kitchen itself is a standout, featuring bespoke shaker cabinetry by Parlour Farm Kitchens, a blend of granite and timber worktops, and a full suite of integrated appliances including a dual module AGA. A central island doubles as a breakfast bar, while a cosy seating area with log burner and a separate dining zone complete the scene. A walk-in pantry, boot room, and utility are conveniently accessed via an inner hallway.







Upstairs, a central landing leads to three character-filled double bedrooms, all enjoying countryside views, and a luxury bathroom showcasing a freestanding bath and walk-in rainfall shower.

A path meanders through the private and beautifully landscaped gardens to The Retreat—a stunning single-storey bungalow finished to the same high standard as the main house. Inside, the open-plan living, dining, and kitchen area boasts vaulted ceilings with exposed timber trusses, a striking log burner, and sleek, modern kitchen fittings. Two generously proportioned double bedrooms, both with French doors opening onto the garden, are served by a stylish wet room. The Retreat offers superb guest accommodation, or an attractive holiday let, with trading details available on request.

To the front, there is ample off-road parking for multiple vehicles, and the property enjoys uninterrupted countryside views to the side—creating a peaceful and picturesque setting just moments from the heart of Barford.

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 with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

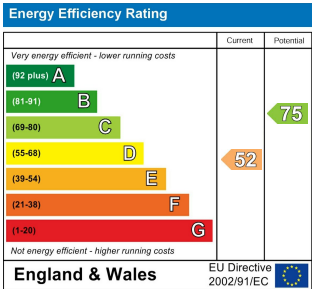
Local Authority: Warwick, Council Tax Band E

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Total area: approx. 267.6 sq. metres (2879.9 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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