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ESTATE AGENTS

Larch Tree House, 5 Westham Lane
Barford, CV35 8DP



The Property

Welcome to Larch Tree House, an exceptional detached residence set near the heart of Barford Village, Warwick—where the charm of countryside living meets effortless connectivity for modern commuters. Perfectly positioned close to major road links and rail networks, this beautifully reimagined home offers the best of both worlds: tranquil village life with seamless access to the wider region.

Recently and comprehensively renovated, Larch Tree House presents four generous double bedrooms and an outstanding level of craftsmanship throughout. Every inch of this home has been thoughtfully designed, combining timeless elegance with contemporary comfort to create a space that feels both refined and inviting.

Arriving through secure electric gates with intercom, you are welcomed by a sweeping gravel driveway providing ample off-road parking. The striking oak-framed entrance porch, complete with stone flag flooring, sets the tone for what lies beyond—a home where quality and detail are immediately apparent.

Step inside and you are greeted by a bright and spacious hallway, enhanced by bespoke storage, a convenient cloakroom, and elegant oak finishes that flow seamlessly throughout the property. Double glazed oak doors lead you into the true heart of the home: a spectacular open-plan kitchen, dining, and family space designed for both everyday living and stylish entertaining.

Here, underfloor heating runs beneath beautiful marble porcelain tiles, while a bespoke kitchen showcases quartz worktops, a central island, and premium Bosch appliances, complemented by a Liebherr wine fridge. This impressive space effortlessly accommodates dining and relaxed seating, with bifold and French doors opening onto the garden, creating a seamless indoor-outdoor lifestyle. A separate utility room, with its own external access, adds practical convenience—perfect for busy family life.

The living room offers a warm yet contemporary retreat, filled with natural light from its dual-aspect windows and French doors, and centred around a sleek, modern fireplace. For quieter moments, the snug or study provides a cosy escape, complete with a charming log burner—ideal for working from home or unwinding in comfort.





Upstairs, the principal bedroom is a true sanctuary, featuring a Juliette balcony and a beautifully appointed ensuite with a walk-in shower. Three further double bedrooms overlook the surrounding gardens, while the family bathroom exudes classic luxury with a roll-top bath, separate walk-in shower, and elegant fittings.

Outside, the south-facing garden is both private and picturesque, boasting a full-width natural stone patio and mature fruit trees—an idyllic setting for entertaining or simply enjoying peaceful afternoons in the sun.

Homes of this calibre, finished to such an exceptional standard and located in the centre of Barford Village, are rarely available. Larch Tree House is more than just a property—it is a lifestyle opportunity waiting to be discovered.

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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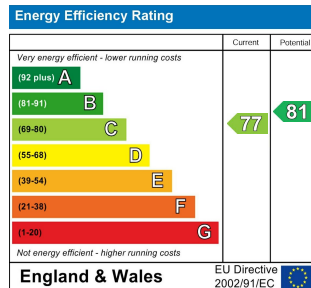


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TOTAL FLOOR AREA: 2002sq ft. (186.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is to their operability or efficiency can be given.
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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: All mains services are understood to be connected to the property.

Local Authority: Warwick, Council Tax Band E

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