



Gladstone Cottage, 4 Keytes Lane, Barford



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Gladstone Cottage is situated in the heart of the extremely popular South Warwickshire village of Barford. The village has a wealth of amenities, including a parish church, recreational ground, village hall, community shop, primary school and two public houses.

Barford is well placed for the local towns of Warwick, Leamington Spa and Stratford-upon-Avon, all of which offer a wide range of shopping and leisure facilities, including the world-renowned Royal Shakespeare Company theatres in Stratford.



Tenure: Freehold

Local authority: Warwick District Council

Council tax band: E



There are excellent state and public schools in the area to suit most requirements, including boys and girls grammar schools and The Croft Prep School in Stratford-upon-Avon, Warwick Foundation Schools in Warwick as well as the Kingsley School for Girls in Leamington Spa. For the commuter, junction 15 of the M40 is just 1.5 miles away, and Warwick Parkway Station is 6 miles away, providing direct trains to London Marylebone.

Leisure activities in the area include golf which can be enjoyed at local courses in Stratford-upon-Avon and Leek Wootton, and racing can be enjoyed at both Warwick and Stratford racecourses.





A charming, detached Grade II listed cottage in a quiet position, with a garage and private parking.

Gladstone Cottage is a timber-framed detached cottage situated along a quiet road in the heart of Barford village. The property has been modernised to suit modern-day living and comes with a garage which is unique for the location.

There is off-road parking to the right of the property with gated access to the front door. Entrance hallway with exposed beams, oak flooring and understairs storage cupboard. There is a guest cloakroom, and a further cupboard houses the boiler. A good-sized reception room has a front aspect with windows to two sides, including a large bay window. There is a large inglenook fireplace with stone hearth and a wood-burning stove.

Wooden flooring continues into the kitchen/dining room, which has a rear aspect and overlooks the garden. The kitchen has a range of built-in units, granite worktops and integrated appliances, including a Rangemaster cooker, fridge and dishwasher. There is space for a dining table, and French doors open on to the terrace. The utility is located off the kitchen and has a ceramic sink, space and plumbing for a washing machine and dryer, plus a door to the garden.

Upstairs, the beautiful, vaulted principal bedroom has a front aspect and built-in wardrobes. There are two further bedrooms and a family bathroom with separate shower.

Outside

Outside, a beautiful walled garden is incredibly private and split between two levels. A generous terrace is accessed from the kitchen, and a separate back door from the utility, with space for a large dining table which is ideal for entertaining. Steps rise to the lawn and a further entertaining area.

There is off-road parking for a car and a good-sized single garage with electricity and lighting. Above is a useful loft storage area.





Services

Electricity, water and gas are connected to the property. Gas-fired central heating.

Directions (CV35 8EP)

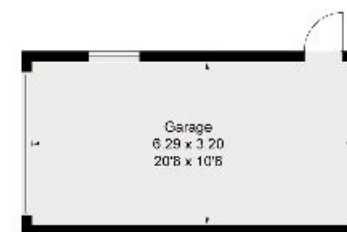
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Approximate Gross Internal Floor Area 127.8 sq m / 1376 sq ft

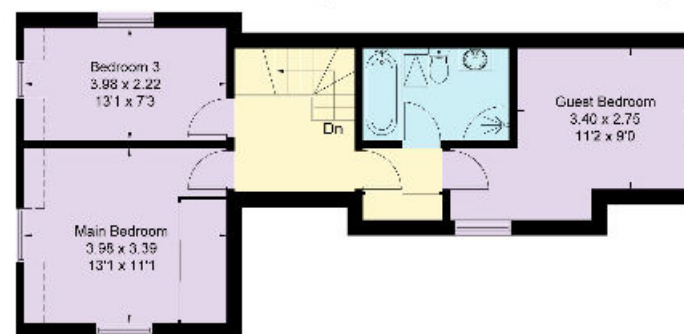
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Knight Frank
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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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Date: 26 October 2023
Our reference: STR012363111

Gladstone Cottage, 4 Keytes Lane, Barford, Warwick, CV35 8EP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £580,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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