



South of St Peters  
8 Church Lane, Barford, Warwickshire

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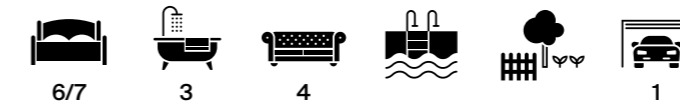
A **beautifully presented** Grade II listed house totalling more than 5,000 sq ft, in a popular village close to Warwick.

### Distances

Warwick 3.5 miles, M40 (J15) 2 miles & (J13 & J14) 3 miles, Stratford-upon-Avon 8 miles, Warwick Parkway train station 5 miles, Leamington Spa 5 miles, Birmingham International Airport 19 miles (All distances are approximate)

### Location

Barford is a charming and sought-after Warwickshire village that blends historical richness with modern convenience. This conveniently placed village has many amenities, including a parish church, village hall, community-owned shop with post office, nursery and primary school and two public houses. Barford is known for its strong sense of community, with newly built youth & community centre opening imminently. The village often hosts events, baby and toddler groups and activities that unite residents, fostering a friendly and welcoming atmosphere. Barford is situated near the River Avon, providing beautiful natural scenery and opportunities for outdoor activities like walking, fishing and water sports.



**Tenure**  
Freehold

**Local Authority**  
Warwick District Council

**Council Tax**  
Band H





Barford is just three miles from Warwick and five miles from Leamington Spa, making it convenient for residents to access more extensive town amenities, shopping, and transport links, with Leamington Spa Station going to Oxford, Birmingham and London Marylebone. The proximity to the local towns allows for a balance between quiet village life and the conveniences of a nearby town. There is easy access to Warwick Parkway and the M40, and Stratford-upon-Avon is just eight miles away.

The area has excellent state, grammar and public schools to suit most requirements, including Barford St. Peter's C.E. Primary School, Warwick Foundation Schools and The Croft Prep School and Stratford-upon-Avon grammar schools, making the village extremely family-friendly.

Stratford-upon-Avon and Leamington Spa offer a wide range of shopping and leisure facilities, and Warwick, Kenilworth and Stratford-upon-Avon, home of the Royal Shakespeare Company, offer historical and cultural interests. Kenilworth and Stratford-upon-Avon have golf courses, and racing is held at Warwick and Stratford-upon-Avon.

## The property

Situated in a quiet cul-de-sac behind the parish church, overlooking the sports field with children's playground and tennis courts as well as open countryside, South of St Peters offers an idyllic blend of rural charm and modern convenience. The end of the lane leads onto countryside walks, ranging from a smaller circular walk to longer weekend rambling routes. This period home, dating back to early 16th century, was formerly a timbered cottage with thatched roof and an attached brick and tile barn. These have been skilfully converted into a fine family house with extensive accommodation. Since purchasing South of St Peters, the current owners have updated several parts of the property, creating a beautiful family home suitable for multigenerational living.

The house incorporates lovely traditional features, including extensive exposed wall and ceiling timbers, roof trusses, exposed brickwork, wood panelling, a working antique fireplaces with an inglenook in the music/study room with timber lintel, salt cupboard and brick fireplace. The thatch has been recently updated.







The flexible accommodation lends itself to two families living together, or a dependant relative living in the far left hand side of the property, which can be self-contained.

The main entrance opens into a smaller lobby with a door leading to the entrance hallway with parquet flooring.

The attractive kitchen has limestone flooring, handpainted units, granite worktops and a central island. Adjoining the kitchen is a beautiful orangery/ breakfast room with windows to two sides, French doors opening to the garden, a full width sliding window and a roof lantern allowing light to flood the room.

Off the hallway is a generous utility room, which the current owner's parent uses as a separate kitchen. There is a spacious inner hallway from the utility room with built-in storage and a guest cloakroom.

The drawing room, formerly the attached barn, is over 27ft long and a great entertaining space with working fireplace.

To the east end of the house is a bedroom suite with a WC, sitting room, and a music room/study.





A set of stairs rises from the foyer to the principal bedroom suite, which has built-in wardrobes and a large en suite. The en suite is well-fitted with a freestanding bath, a large walk-in shower and dual basins. On this side of the house is a further double bedroom and family shower room with a separate bath. From the landing, a staircase rises to an attic room, which could be used for additional storage, as an office or children's playroom/teenage retreat.

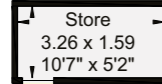
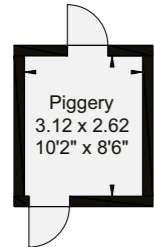
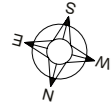
The west wing has three more double bedrooms with exposed trusses, a shower room, and a home office/upstairs sitting room.



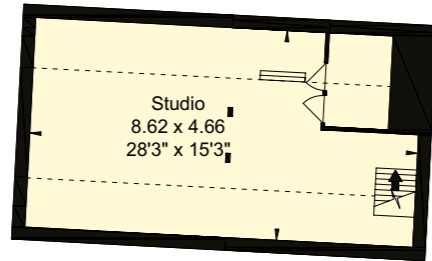


Approximate Gross Internal Floor Area  
 House: 454 sq m (4,888 sq ft)  
 Garage/Outbuildings: 37 sq m (400 sq ft)  
 Total: 491 sq m (5,288 sq ft)  
 inc. restricted head height

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.

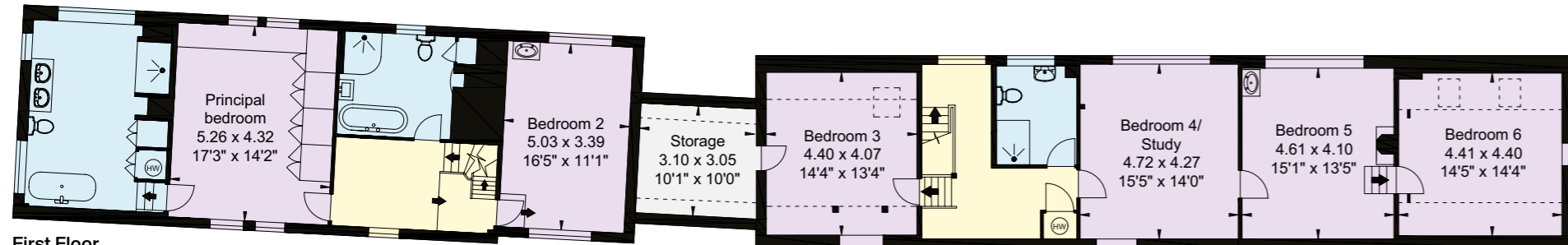


**Outbuildings**  
 Not shown in actual location / orientation

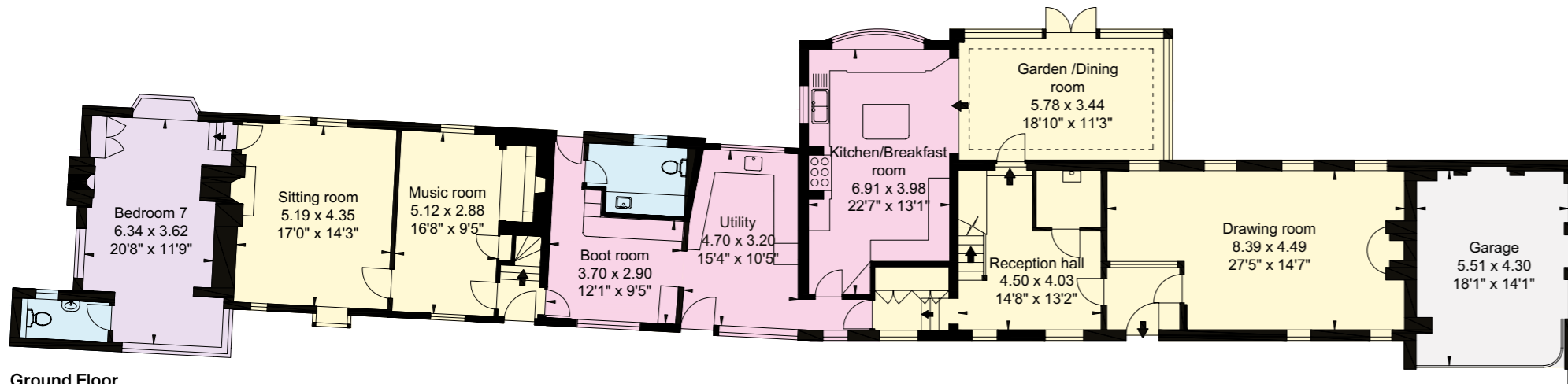


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 Denotes restricted head height

**Second Floor**



**First Floor**



**Ground Floor**

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Garden and grounds

The garden behind and to the side of the house is exceptionally private and enclosed, with a high brick wall to the lane and a holly hedge behind. Shrubs, bulbs and herbaceous borders provide year-round colour. The garden contains a recently refitted 17 ft heated pool with cover and new decking. Beyond the pool is a large lawn area and a vegetable garden. Two brick and tiled Victorian garden outbuildings provide storage, and a hand gate opens to the sports/playing field and kids' playground behind the property. There is gated access to the main lane and external sockets for garden maintenance purposes.

In front of the property is a gravel parking area that can accommodate several cars and a garage with traditional wooden doors which can slide completely open.

## Services

Mains water, drainage and electricity are connected to the property. Gas central heating with supplementary electric heating.

## Directions

Postcode: CV35 8ES

What3words: posts.above.rationing

## Viewing

By prior appointment only with the agents.







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**I would be delighted to tell you more**

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Date: 06 September 2024  
Our reference: STR012467283

## South Of St Peters, 8 Church Lane, Barford, Warwick, CV35 8ES

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

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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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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V4.2 Feb 24