



Fieldgate, 28 High Street, Barford, Warwickshire





A detached four bedroom property in the popular village of Barford, close to Warwick and Leamington Spa.

Distances

M40 (Junction 15) 1.5 miles, Warwick 3 miles, Warwick Parkway Station 4 miles, Leamington Spa 6 miles, Stratford-upon-Avon 8.5 miles, Solihull 18 miles, Birmingham International Airport 21 miles (all distances are approximate)

Situation

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 and volunteer/professional run shop, post office, nursery and, primary school and two public houses. Barford is known for its strong sense of community, with a newly built youth and community centre. There is also a strong support for art, theatre, W.I and historical activities.

Barford is situated near the River Avon, providing beautiful natural scenery and opportunities for outdoor activities like walking, fishing and water sports. It 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.



5



2



3



Double



EPC

D

Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band G





Leamington Spa Station goes 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, 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. 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.

Warwick's private schools are located a 5-minute drive from the property along the main Banbury Road into Warwick. Access to the JLR site at Gaydon is a 10-minute drive south of Warwick. The nearby Hareway Lane provides access to junction 14 of the M40 motorway.





The property

Fieldgate, 28 High Street, is a beautifully located detached family house set back from the road and elevated above its front garden in the highly sought-after village of Barford. Built around 1974, this spacious property features large, bright rooms with expansive windows that fill the home with natural light and attractive views of the south-facing garden, framed by fine specimen trees and rolling farmland beyond.

As you approach, a generous driveway leads to a large double garage, providing ample parking for your family and guests. The striking façade enhances the property's curb appeal, presenting an excellent opportunity for buyers looking to modernize and make it their own, with approximately 3,500 sq ft of living space to work with.

A set of stone steps lead up a glazed entrance porch, which opens, via a lobby into the entrance hallway and provides access to all downstairs rooms. The home features three generously sized reception areas, including a dual-aspect drawing room, a dining room that seamlessly connects to the kitchen, and a light-filled garden room that offers direct access to the garden with two sets of French doors.

The kitchen could be relocated here to make the most of the lovely aspect. The current kitchen has a large free standing breakfast table, and a large window provides lots of light and views across the front garden.







The east wing of the house is dedicated to comfortable sleeping quarters. It features a double bedroom with front views, a family bathroom, and a principal bedroom overlooking the garden with its own en suite bathroom. Additionally, there's a versatile room currently serving as a study, easily convertible into a double bedroom if desired. A guest cloakroom is conveniently located off the hallway.

On the first floor, there are two more double bedrooms, complemented by plenty of full length eaves storage on each side.



Approximate Gross Internal Floor Area

House: 262 sq m (2,821 sq ft)

Garage: 34 sq m (363 sq ft)

Eaves: 30 sq m (323 sq ft)

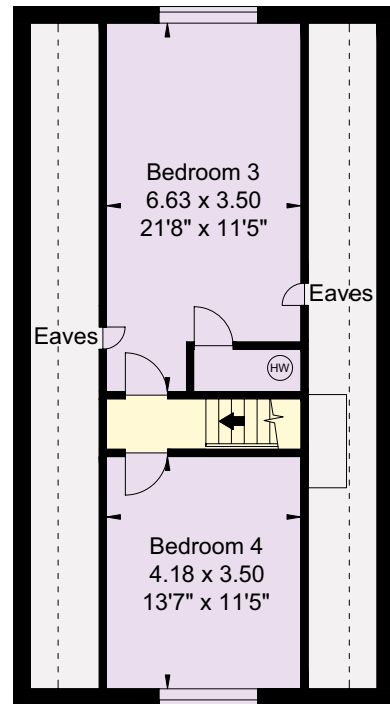
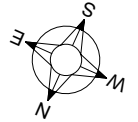
Total: 326 sq m (3,507 sq ft)

inc. restricted head height

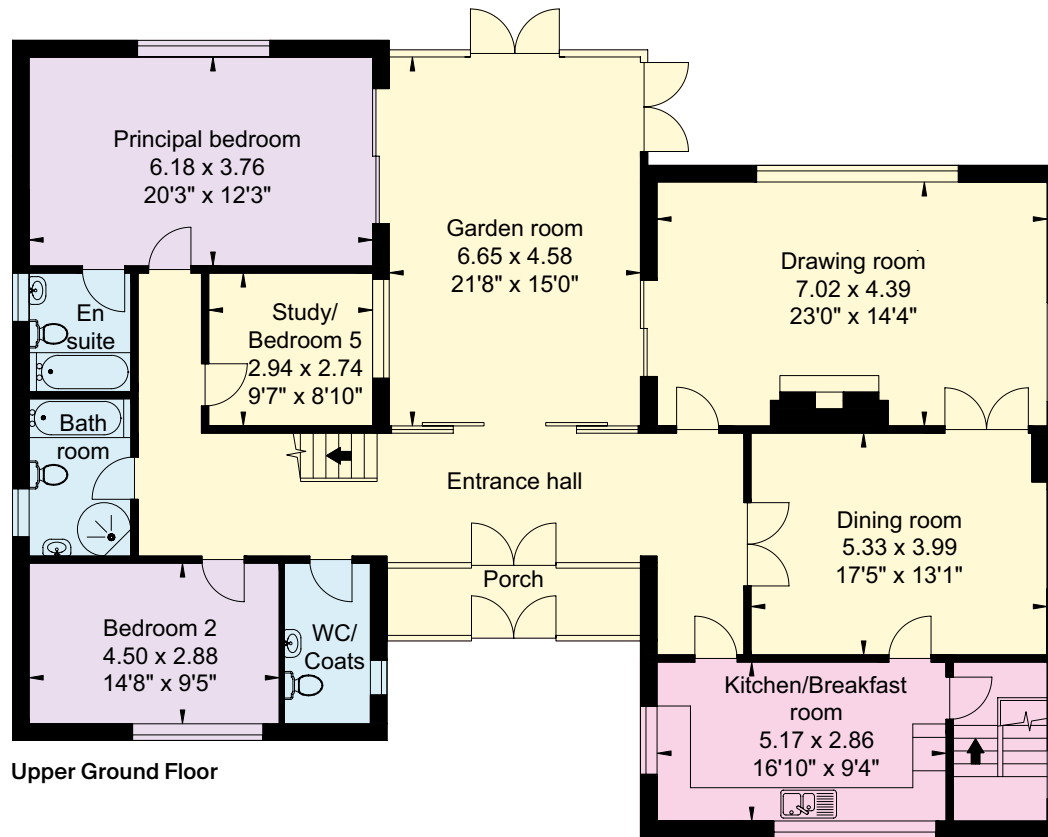
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

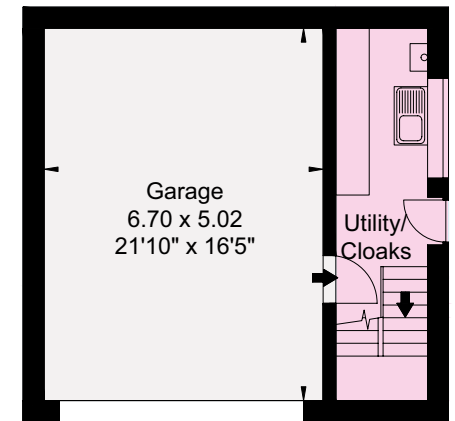
Denotes restricted head height



First Floor



Upper Ground Floor



Lower Ground Floor

The integral garage, located on the lower ground floor, features an electric up-and-over door conveniently positioned next to the utility area and a staircase to the first floor coming out just by the kitchen.

Outside, the beautiful south-facing garden is a standout feature. It is primarily laid to lawn and has a spacious terrace stretching the width of the property, perfect for entertaining. A lovely willow tree sits in the centre of the garden, accompanied by a variety of sheds for storage and a pergola.

The property also features ample parking on the front driveway, with a smooth paved pathway with ramp leading up to the rear garden.

Solar panels and power storage batteries have been fitted which provide a substantial annual income.

This family home in Barford combines charm, space, and endless potential.

Services

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

Directions (CV35 8BU)

What3words: ///adopt.folds.steepest

Viewing

By prior appointment only with the agents.





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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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Date: 07 October 2024
Our reference: STR140302

Fieldgate, 28 High Street, Barford, Warwick, CV35 8BU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £975,000

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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Yours faithfully



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