

A photograph of Brook Cottage, a white, two-story house with a dark roof and a prominent chimney. The house is surrounded by a well-maintained garden with various plants, trees, and a gravel driveway. The scene is captured in the warm light of late afternoon or early morning.

Brook Cottage  
Barford Hill  
Barford, Warwickshire





**A charming cottage at the end of a gated driveway with attractive grounds.**



Tenure: Freehold  
Local Authority:  
Warwick District Council  
Telephone 01926 410 410  
Council Tax Band: G



Brook Cottage is situated on Barford Hill on the edge of the highly-regarded and popular South Warwickshire village of Barford. The village has a wealth of amenities including The Glebe Hotel, parish church, recreational ground, village hall, community shop, primary school and two public houses with restaurants.

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.

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 Prep and Public Schools in Warwick as well as the Kingsley School for Girls in Leamington Spa.

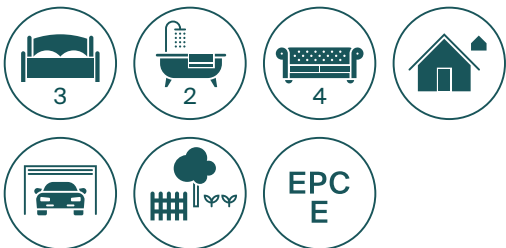




For the commuter, junction 15 of the M40 is just 1.5 miles away and Warwick Parkway Station is 6 miles away providing direct trains to London Marylebone.

Leisure activities in the area include golf with courses in Stratford-upon-Avon and Leek Wootton and racing at both Warwick and Stratford racecourses.

Brook Cottage is a beautiful home named after the babbling brook located at the rear. The cottage has an abundance of character including exposed timber beams, feature fireplaces, spiral staircase and original quarry tiles. This house must be viewed to be fully appreciated.



*Warwick 3 miles, Leamington Spa 6 miles, Stratford-upon-Avon 7 miles, Solihull 18 miles, M40 (J15) 1.5 miles, Warwick Parkway Station 6 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport 21 miles (distances and time approximate).*







# Description of property

One enters the property via an entrance hall with doors radiating off to the principal reception rooms. The ground floor benefits from having a sizeable drawing room with feature fireplace, a dining room and further sitting room. The country kitchen has a bespoke range of wall and base units with a granite worktop, the kitchen leads through to a useful boot room/utility. The ground floor is complimented further by having a study to the front elevation, whilst to the rear there is a further hallway giving access to the original stairs and downstairs shower room with walk-in shower.

The first floor, accessed via either the feature spiral staircase or rear stairs, has three double bedrooms and a family bathroom.

## Outside

The property is approached via a gated gravelled driveway which offers parking for several cars and leads to the car port and workshop. The workshop is accessed via a paved courtyard, the workshop has the benefit of an electricity supply providing light and power.

The gardens and grounds are a delight, well stocked with a range of mature trees, herbaceous borders, interspersed flower beds, several substantial mainly laid to lawn areas, and a delightful sun terrace. This is a beautiful garden that has been nurtured over the years to provide a most stunning situation for one to enjoy.

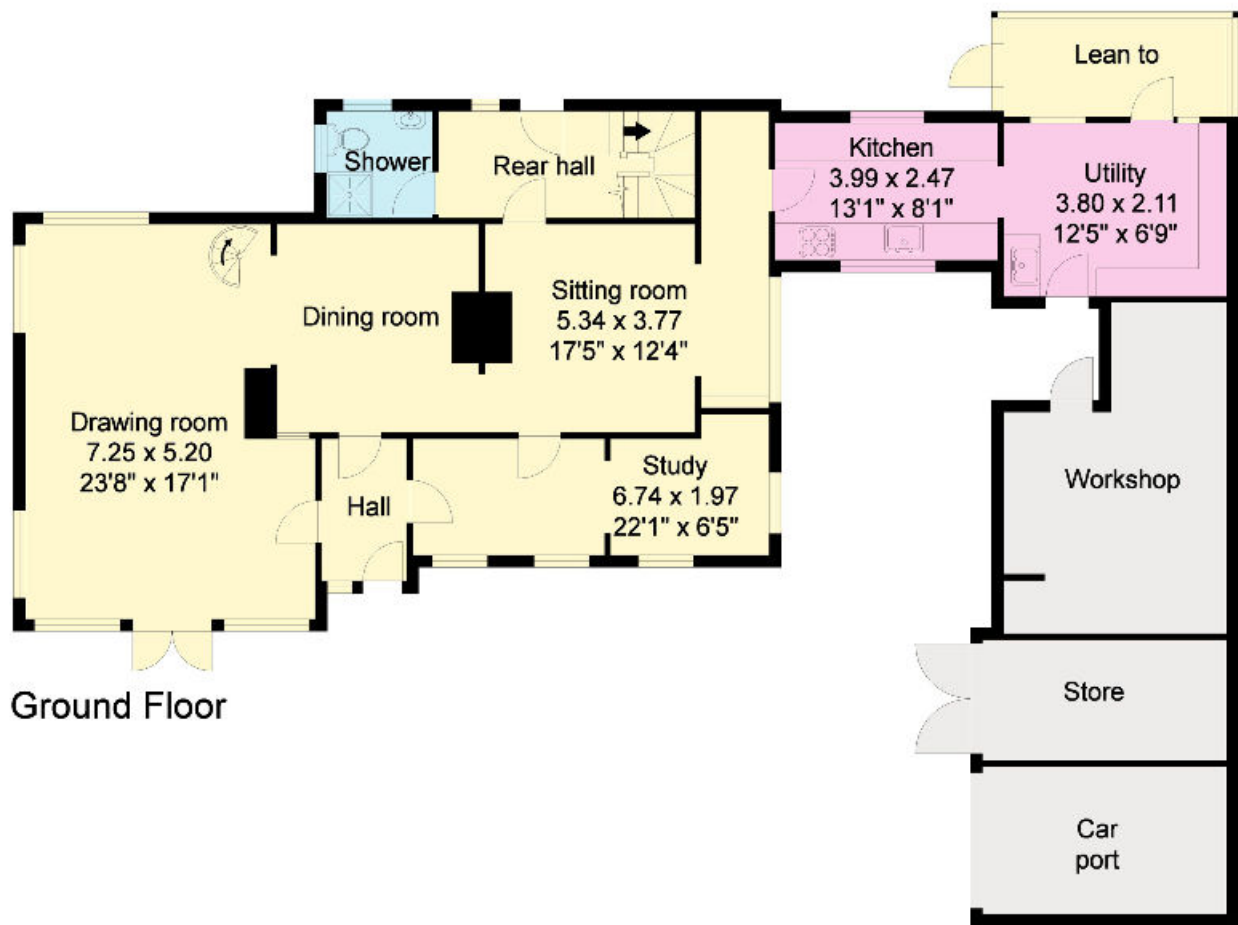
## Services

Mains electricity and gas are connected to the property. Private water and drainage.

## Directions (CV35 8BZ)

From the M40 Junction 15, take the A429 towards Cirencester. Continue on the A429 and take the first turn left at Barford. At the mini roundabout turn left onto Church Street and continue along through the High Street and as you wind down Barford Hill the property will be located on your right hand side identified via our For Sale board.





**First Floor**

**Approximate Gross Internal Floor Area**  
**241 sq m/2,594 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

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 Stratford upon Avon  
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**I would be delighted to tell you more.**

**Will Ward-Jones**  
 01789 297735  
 william.ward-jones@knightfrank.com



**Connecting people & property, perfectly.**

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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