

Peter Clarke



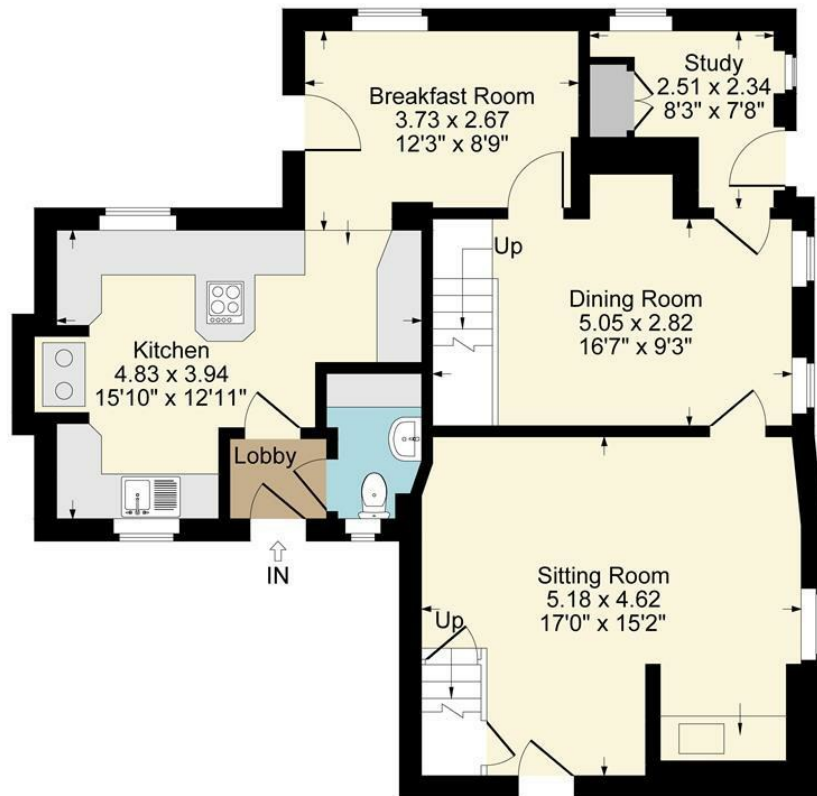
Toad Cottage, 4 Church Lane, Barford, CV35 8ES



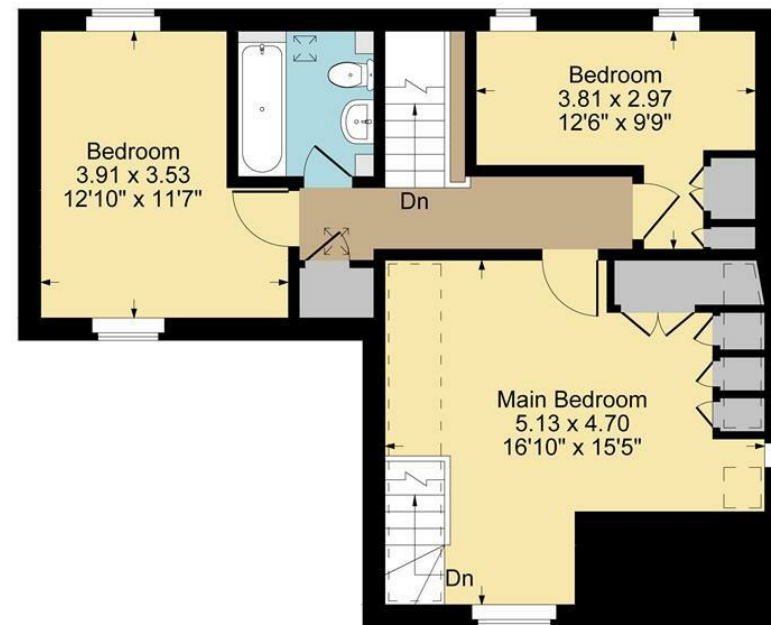
4 Church Lane, Barford



Approximate Gross Internal Area  
Ground Floor = 74.77 sq m / 805 sq ft  
First Floor = 58.48 sq m / 630 sq ft  
Total Area = 133.25 sq m / 1435 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



First Floor

- Detached Cottage
- Wealth Of Character
- Village Location
- Three Reception Rooms & Study
- Kitchen
- Three Bedrooms
- Family Bathroom
- Off Road Parking for 3 Plus Cars
- Secluded Private Garden



Price Guide £600,000

A beautifully presented and delightfully positioned, country cottage located in the heart of the idyllic village of Barford, Toad Cottage is a delightful Grade II listed property brimming with charm and history. This unique home provides an inviting retreat in one of Warwickshire's most sought-after villages. With a part thatched, part tiled roof Toad Cottage showcases beautiful original features, including exposed beams, stonework, and traditional fireplaces, all contributing to its character. Having internal accommodation comprising entrance lobby, kitchen, breakfast room, study, living room and dining room. To the first floor are three well proportioned bedrooms and a family bathroom. Outside the property boasts a large gravel driveway, stunning lawned gardens to front and rear and has the added benefit of an oversized timber storage shed.

Internal viewing is highly recommended to appreciate the space, charm and position of this incredible home.

**TOAD COTTAGE** is a rare opportunity to acquire a beautiful, character-filled home in a delightful and vibrant village. It offers the tranquility of rural living with the convenience of nearby towns and transport links.

#### ENTRANCE

Approached through the solid wooden front door under storm canopy porch. The entrance lobby has doors to the cloakroom and kitchen.

#### CLOAKROOM

Fitted with a WC and wash hand basin. Wall units and space for washing machine, with obscured window to front aspect.

#### KITCHEN

The country style kitchen has a traditional feel with plenty of natural light and space for family meals. The room has dual aspect windows enjoying views of the front and rear gardens. The focal point is the aga style range cooker. This stunning appliance runs on mains gas and incorporates oven and cooking hobs as well as the boiler and hot water heating functions for the property. With an additional gas hob and space for undercounter appliances the kitchen seamlessly extends into the breakfast room creating a wonderful space for cooking and entertaining.

#### BREAKFAST ROOM

A good sized room offering space for a large kitchen table and chairs. With a window overlooking the rear garden and door opening directly onto the patio area and garden.

#### DINING ROOM

A separate dining room offers a lovely setting for both intimate family dinners and entertaining guests. Along with exposed beams and a tiled floor, there is a central fireplace with a brick surround and wooden mantle. Windows to the side aspect and stairs leading to the first floor.

#### STUDY

With space for a desk, this room offers substantial built in storage, windows to the side and rear and an external door.

#### SITTING ROOM

The spacious sitting room, complete with an inglenook fireplace and woodburning stove, offers a warm and welcoming atmosphere. It has a window to the side and door with window overlooking the front garden. A staircase leads up to the first bedroom with useful under stairs storage.

#### FIRST FLOOR LANDING

With skylight window, door to large airing cupboard and doors to all bedrooms and bathroom.

#### BEDROOM ONE

A serene space with exposed beams, windows to the front and side aspects and built in cupboards. The staircase leads to the sitting room.

#### BEDROOM TWO

With an exposed beam and high ceilings this bright room has dual aspect views of the front and rear gardens.













### BEDROOM THREE

A bright room with two windows overlooking the rear aspect, exposed beams and built in storage.

### BATHROOM

Comprising of bath with shower over, wc, wash hand basin, skylight window. Partially tiled with extractor fan and small storage cupboard.

### GARDEN

The large, secluded garden is beautifully curated. Enclosed by hedges to the sides and a fence to the rear it is enhanced by mature trees and shrubs. Featuring two patio areas and raised lawns it offers an inviting space for outdoor dining. A large garden shed sits to the side and has electric power connected.

### PARKING

The gravelled driveway to the front of the property has a brick boundary and space for multiple cars.

### GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. The central heating, hot water, cooker and oven are all supplied by a condensing boiler. Mains gas appliance is situated in the kitchen.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

### LOCATION



Barford is a charming village with a real sense of community and an excellent range of local amenities. Just a short walk from Toad Cottage, you will find the village shop and post office, perfect for everyday essentials, as well as two village pubs. Families are well-served by the local nursery and Barford St Peter's C of E Primary School, a well-regarded village school. An excellent range of secondary school options are available in Warwick, Leamington Spa and Stratford upon Avon. Picturesque local walks, village tennis courts, allotments, and recreation ground all contribute to Barford's active community life. Warwick, Leamington Spa and Stratford upon Avon, with their wealth of shops, cafes, and historical attractions, are just a short drive away. With easy access to the M40 and excellent rail links from Warwick Parkway to London and Birmingham, Barford is perfectly placed for commuting.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

