

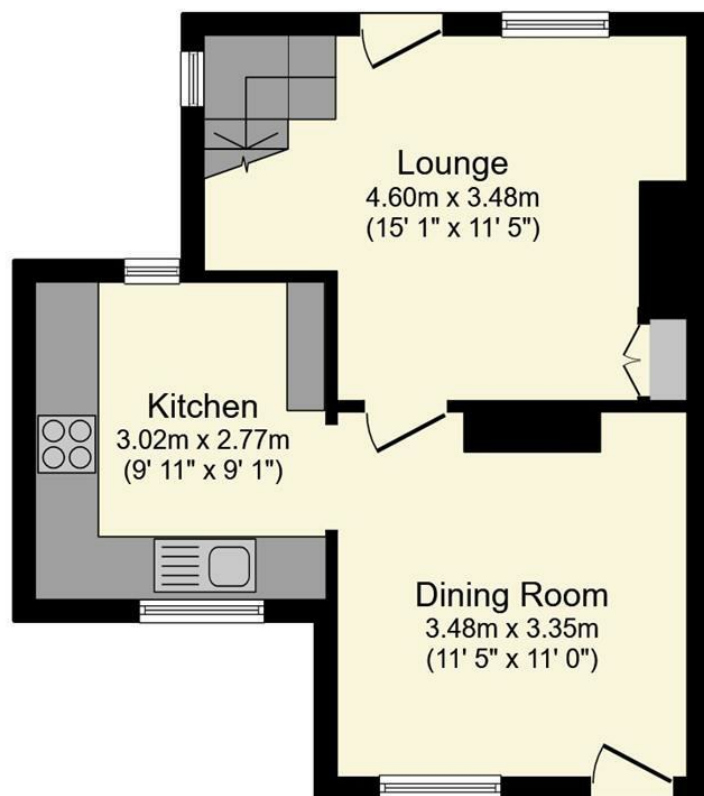


Peter Clarke

9 Keytes Lane, Barford, Warwick, CV35 8EP

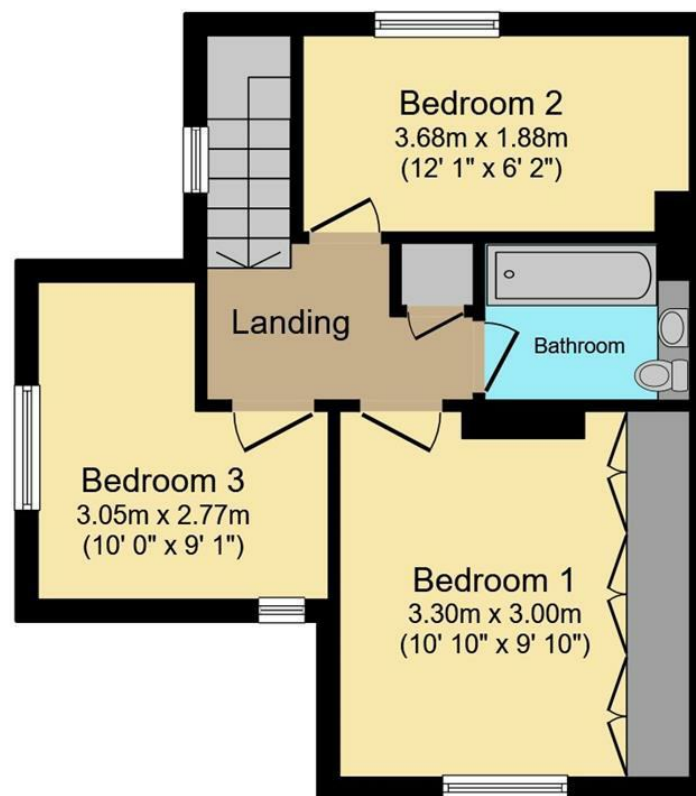


## 9 Keytes Lane, Barford, Warwick, CV35 8EP



### Ground Floor

Floor area 35.2 m<sup>2</sup> (379 sq.ft.)



### First Floor

Floor area 35.2 m<sup>2</sup> (378 sq.ft.)

**TOTAL: 70.3 m<sup>2</sup> (757 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

- Beautifully presented period cottage
- Three well proportioned bedrooms
- Contemporary family bathroom
- Two well proportioned reception rooms
- Contemporary style breakfast kitchen
- Useful brick built store
- Southerly facing rear garden
- No forward chain
- EPC TBC



Offers In Excess Of  
£330,000

This charming, beautifully presented and idyllically positioned three bedroom period cottage is located in the picturesque village of Barford in Warwickshire and has spacious interior accommodation comprising dining hall, living room, breakfast kitchen, three first floor bedrooms and a family bathroom. Outside, the property benefits from a brick built store and a large southerly facing and fence enclosed garden.

Available with no forward chain.

#### APPROACH

Accessed from the road via the paved resident's footpath, which leads up to composite and double glazed front door opening in to:

#### DINING RECEPTION HALL

This well proportioned reception space is currently being utilised as a formal dining room and features an original cast iron stove fireplace, recently laid flooring, double glazed window to front elevation, and has solid timber door opening to the living room with open archway leading through to:

#### MODERN FITTED KITCHEN

comprising a range of contemporary style white gloss wall and base mounted units with contrasting solid quartz worksurfaces over and a range of integrated appliances including fan assisted electric oven, four ring countertop mounted induction hob, washing machine and slimline dishwasher. Further to this, there is an inset stainless steel sink and drainer with chrome monobloc tap and double glazed windows to both front and rear elevations.

#### LIVING ROOM

A well sized living room with original built in solid wood storage cabinets, centrally mounted feature fireplace with log burning stove, rear facing double glazed windows and access door giving views and direct access over the southerly facing rear garden. With stairs rising to the first floor landing.

#### FIRST FLOOR LANDING

having stairs rising from the living room and giving way to all three bedrooms and the family bathroom. Benefiting from airing cupboard housing the Worcester Bosch combination gas central heating boiler.

#### BEDROOM ONE

A nicely sized double bedroom featuring a range of three double fronted built in storage wardrobes, the middle of which also features integrated chest of drawers, and having a double glazed window to the front elevation overlooking the lane.

#### FAMILY BATHROOM

featuring a contemporary style white suite with low level WC and dual flush, vanity unit mounted wash hand basin with undercounter storage and panelled bath with shower over and folding glass screen. Having wall mounted and backlit vanity mirror and medicine cabinet, with high level Velux style rooflight.

#### BEDROOM TWO

The second bedroom currently houses bunk beds and has dual aspect double glazed windows to both front and side elevations, and stripped pine floorboards.

#### BEDROOM THREE

The third bedroom is a well sized single and has rear facing double glazed window overlooking the southerly facing rear garden, exposed ceiling timbers and loft access hatch.













#### OUTSIDE TO THE FRONT

accessed from Carter Lane is a brick built store private to the house.

#### TO THE REAR

is a southerly facing fence enclosed garden benefiting from gated side access, well stocked plant and shrub borders and beds, gravel dining terrace and meandering footpath leading to the rear of the garden. The garden also offers the opportunity to create further gated access to the rear elevation.

#### 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 Water, Drainage and electric are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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 D.

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

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





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.







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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)

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