ehB RESIDENTIAL

Your Property - Our Business

1, Avon Close, Barford, Warwick

Guide Price £1,050,000

A rare opportunity to acquire this substantial and beautifully presented detached residence, occupying a prime cul-de-sac position within one of the area's most sought-after villages. Enjoying stunning mature gardens and grounds, the property backs directly onto the River Avon and benefits from delightful far-reaching views across the surrounding countryside.

This impressive family home has an elegant symmetry to the front, with broad bay windows and offers spacious and versatile accommodation throughout, combining elegant reception space with excellent practicality for modern living. In brief, the accommodation comprises: reception hall, cloakroom, principal living room, dining area, conservatory, garden room, office/study, sitting room, breakfast kitchen, side utility area, spacious landing, four generous bedrooms, en-suite shower room and family bathroom.

Outside, the property is approached via an extensive private driveway providing ample parking and access to the garage, whilst the beautifully landscaped gardens create a wonderful setting with direct enjoyment of the riverside position. Energy rating D.

Location

The village is particularly well placed for access to the nearby centres of Warwick, Leamington Spa and Stratford-upon-Avon, all of which provide an extensive range of shopping, dining and leisure facilities. Stratford-upon-Avon is also home to the world-renowned Royal Shakespeare Company theatres. The area is exceptionally well served by both state and independent schooling to suit most requirements, including boys' and girls' grammar schools, Warwick Prep and Public Schools, Kingsley School in Leamington Spa and The Croft Preparatory School in Stratford-upon-Avon.

For commuters, Junction 15 of the M40 is approximately 1.5 miles away, providing convenient access to the motorway network, while Warwick Parkway Station lies approximately 5 miles distant and offers regular direct services to London Marylebone in approximately 70 minutes.

A wide range of leisure pursuits are available locally, including golf at nearby courses in Stratford-upon-Avon and Leek Wootton, together with horse racing at both Warwick and Stratford racecourses.

Distances are approximate: Warwick 3 miles, Leamington Spa 6 miles, Stratford-upon-Avon 7 miles, Solihull 18 miles, Birmingham International Airport 21 miles.

Approach

Through a solid entrance door with a part-glazed side screen into:

Reception Hall

Original Oak strip flooring, stairs rising to First Floor, radiator. Natural wood doors to:

Cloakroom

Heritage white suite comprising WC, corner wash basin with limed oak storage cupboard below, matching floor, and extractor fan.

Sitting Room
14'2" x 11'11" (4.33m x 3.64m)
Attractive fireplace with pine surround incorporating a coal-effect gas fire with marble inset and hearth, together with a broad, double glazed bay double-glazed window to the front elevation and radiator.

Principal Living Room
23'2" x 11'11" (7.08m x 3.65m)
Open fireplace with natural wood surround, marble inlay and hearth, coving to ceiling, wall lights, radiator and a broad double-glazed bay window to the front aspect. Opening to:

Dining Area
16'4" x 10'10" (5.00m x 3.31m)
Coving to the ceiling; double-opening door leads through to the Breakfast Kitchen; wide opening to the Conservatory and door to the Garden Room.

Conservatory
15'11" x 8'8" (4.87m x 2.66m)
A beautifully appointed area enjoying stunning views across the landscaped rear gardens through an impressive glazed surround and vaulted glass ceiling. Flooded with natural light throughout the day, this elegant reception space provides an exceptional setting for both relaxation and entertaining, with a radiator, two roof openings, fitted blinds and double doors that open directly onto the terrace and gardens beyond.

Breakfast Kitchen
15'5" x 10'9" + 9'1" x 4'9" (4.71m x 3.29m + 2.77m x 1.46m)
Attractive range of custom fitted base and eye level units, Silestone worktops and upstands with Villeroy & Boch ceramic sink with mixer tap. Bosch four ring gas hob with a concealed extractor unit over, integrated dishwasher, pull out bin, Neff electric oven and grill with storage cupboards above and below. integrated fridge/freezer, downlighters, vertical radiator, striking built-in wine store cleverly integrated into the wall and a large window overlooking the gardens. Opening to:

Inner Cloaks Area
Hat and coat rail space, louvred door revealing central heating timer control unit and storage. Part glazed door to:

Side Utility Area
32'9" x 4'11" (10.00m x 1.51m)
This practical utility and storage area features a single drainer sink unit with an accompanying base unit below. It has a tiled floor, worktops, and space with plumbing for a domestic appliance. The area is well-lit with downlighters and two skylights. Additionally, it includes a wall-mounted Worcester gas-fired boiler and double-glazed casement doors that provide access to both the front and rear aspects of the property.

Garden Room
10'7" x 7'11" (3.25m x 2.42m)
This light-filled garden with vaulted ceiling. offers an ideal setting for reading and relaxing, with direct access to the outside via a glazed door.
fitted blinds, tiled floor, radiator, wall lights and door to:

Office
20'9" x 8'5" (6.34m x 2.57m)
A spacious and well-appointed home office/study fitted with an extensive range of bespoke desk space, storage and shelving, creating an ideal environment for home working or study. Enjoying excellent natural light from multiple windows, the room offers a practical yet comfortable workspace with ample room for multiple workstations if required. Radiator and double glazed bow windows to front aspect and a double glazed window to side aspect.

From the Reception Hall, a staircase with a wooden balustrade turns and rises to the upper level.

First Floor Landing
Access to roof space, double glazed window to front aspect. Doors to:

Bedroom One
21'1" x 11'11" (6.44m x 3.65m)
Built-in range of wardrobes providing ample hanging rail, shelving and drawer space. Additional full height double door wardrobe again providing hanging rail, drawer and storage space. Downlighters, radiator, double glazed window to side aspect and double glazed double inward opening casement windows overlooking the gardens. Door to:

En-suite Shower Room
10'9" x 5'5" (3.28m x 1.66m)
White suite with chrome fittings comprising WC with concealed cistern, wash basin with drawers and storage cupboard below. Heated towel rail, fully tiled walls and floor. Shower enclosure with rainfall shower head and separate shower attachment with glazed shower screen and a double glazed window.

Bedroom Two
14'9" x 11'11" (4.52m x 3.65m)
Radiator and a broad double glazed bay window to the front aspect.

Bedroom Three
12'2" x 11'11" (3.73m x 3.64m)
Radiator and a broad double glazed splay bay window to front aspect.

Bedroom Four
Radiator, recessed display/book shelving and double glazed double inward opening casement windows overlooking the gardens.

Family Bathroom
8'9" x 7'11" (2.69m x 2.42m)
White suite with chrome fittings comprising double end bath with side mixer tap, WC with a concealed cistern. Chrome heated towel rail, wash basin with soft close drawers below, fully tiled walls and floor, downlighters. Tiled shower enclosure with Mira shower system and a curved glass shower door, built-in Airing/Linen Cupboard housing the hot water cylinder and a double glazed window.

Outside
An impressive and privately screened frontage approached via a substantial driveway, providing extensive off-road parking and a superb sense of arrival. The property sits well back from the close, behind mature landscaped borders and established hedging, creating an attractive and secluded setting.

Garage
16'8" x 8'7" (5.10m x 2.63m)
Up and over door, power and light, door to the rear and a window to the side aspect.

Rear Garden
The rear garden is a truly outstanding feature of the property, enjoying a wonderfully private and mature setting with beautifully landscaped grounds extending down to the water's edge.

A broad paved terrace immediately adjoins the house, creating an ideal space for outdoor dining and entertaining whilst enjoying elevated views across the gardens. The formal lawn is framed by well-stocked flower and shrub borders, established specimen planting and an impressive collection of mature trees, providing colour, texture and year-round interest.

Beyond the main formal garden, central sleeper steps lead down through a further lawned section with accommodates a large timber garden shed and a magnificent ancient Oak tree. From this level, steps or a pathway leads down to a tranquil natural area with striking weeping willow and peaceful seating areas, culminating in direct frontage onto a picturesque riverbank. The setting offers a rare combination of privacy, wildlife and scenic beauty, creating an exceptional outdoor environment that feels both serene and idyllic.

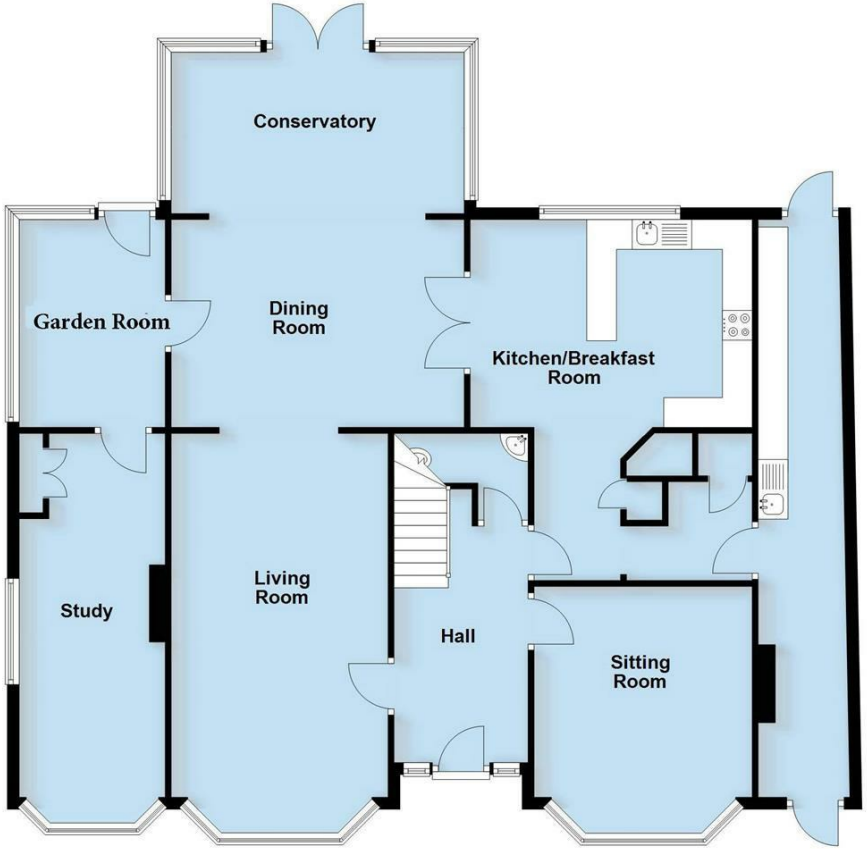
Tenure
The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services
All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

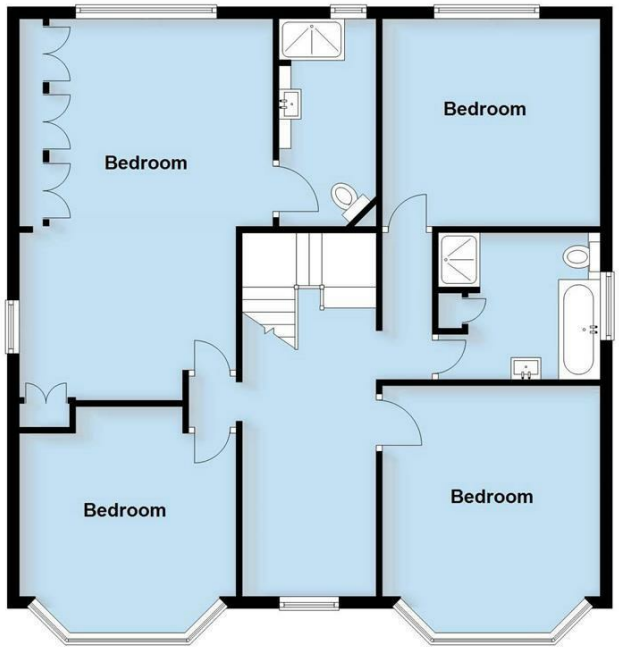
Council Tax
The property is in Council Tax Band "G" - Warwick District Council

Postcode
CV35 8BX

Ground Floor
Approx. 148.1 sq. metres (1594.3 sq. feet)



First Floor
Approx. 95.7 sq. metres (1030.6 sq. feet)



Total area: approx. 243.9 sq. metres (2624.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

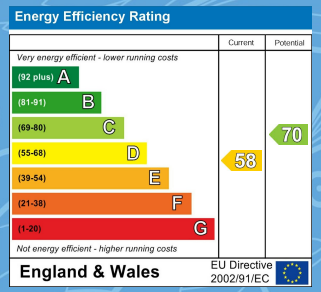
ehB RESIDENTIAL

Your Property - Our Business

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.