



EDWARDS
EXCLUSIVE



BLUFF EDGE, BARFORD HILL BARFORD | WARWICKSHIRE

An individually designed riverside residence set in approximately 3 acres,
with excellent access to the M40 and Warwick School.

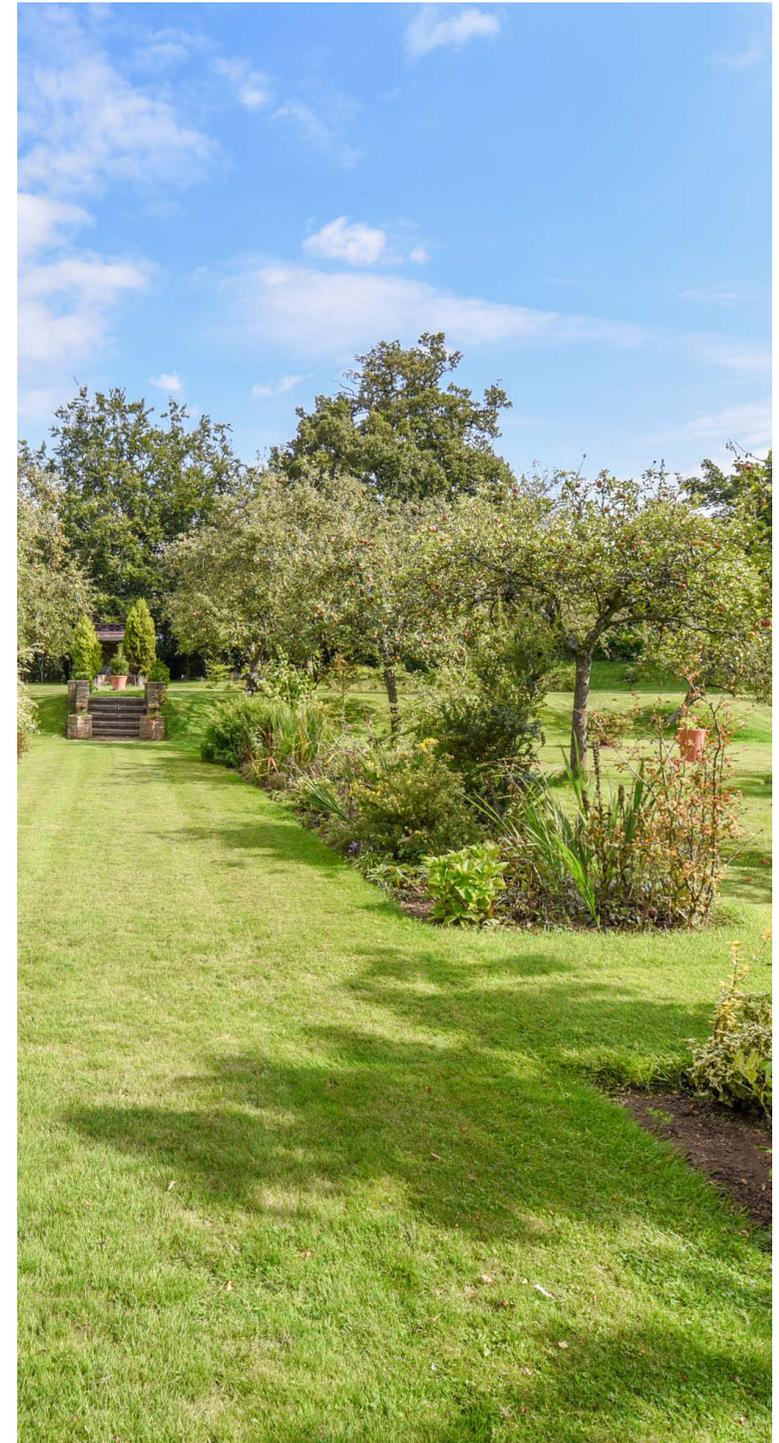
This iconic property has historic heritage and was registered in the Shakespeare
institute for its design

Reception hall | Impressive Sitting room with feature fireplace
Superb open plan kitchen/dining room with glass box
Study/library | Utility room | Guest cloakroom

Master suite with en-suite and dressing area | 5 further bedrooms
Refitted three piece bathroom | Self contained annex

Sweeping gravelled driveway | Beautiful mature gardens
Double garage and carport | Private wood | Large river frontage

Warwick 3 miles, M40 (J15) 2 miles, Stratford upon Avon 9 miles, Warwick Parkway
Station 5 miles (Intercity trains to Birmingham and to London Marylebone from 69 mins),
Leamington Spa 5 miles, Birmingham International
Airport 19 miles
All time and distances are approximate



In finer detail

Down by the riverside

Bluff Edge, is an individually designed sprawling residence that sits in approximately 3 acres of land with over 100 feet of river frontage. The property has an interesting history, being constructed on the land from the former Barford House and designed by the Warwickshire County architect James Tainsch as his own home. Records show it was registered with the Shakespeare Institute for historic merit. The property was then extended in the 1990s and was improved further by the current owners. With accommodation set over 4100 square feet Bluff Edge is looking for the next owner who can write their own history on the property. Due to the size of the plot the possibilities of what can be done next are almost endless, a quick glance along the road should provide the reassurance that changes are welcomed in the area, the limits will be your imagination and budget.

The property is approached via a long winding drive on first impressions is difficult to see how there are over 4100 square feet of accommodation. An appealing feature is the way the house is set in the middle of its surroundings offering complete privacy. At first glance it would appear that the property is set on one level, but by using the natural topography of the land the property has been cleverly designed to offer the internal space over a number of levels to create a unique interior.

Another key feature of the design is the oversized windows that flood the property with natural light and allow views from almost every angle. The property is entered via a storm porch which leads onto the reception hall to the left is a contemporary open plan kitchen/dining/family room. The current owners have refitted the kitchen choosing sleek modern units from Siematic. This is a lovely room thanks to the large picture windows which offer a view from every





angle there's a vaulted ceiling that gives the room great volume. The layout of the space flows you back to the hall from here you access the sitting room arguably the showpiece of the home. You step down to a lower level which in turn allows for the room to have excellent ceiling heights. On the far wall is a large glass box window seat which floods the room with light and offers superb views over the grounds. Over the other side of the sitting room, you find further accommodation which is set over on the same level and is made up of three large double bedrooms and a family bathroom. The master bedroom is located at the far end and is completed with, a refitted en-suite shower room, dressing area, and private Loggia the perfect spot to sit back, relax, and enjoy nature's soundtrack. As we return back to the entrance hall in the middle section, the remaining space is set over different levels, there's a small set of stairs which take up to a double bedroom, this a versatile room that could be used for a number of purposes. Due to the higher level, you get a more elevated view over the grounds than from the other levels. Heading down to the lower level there's a study, alongside which is a utility room. From this space is a further level that takes you down to a single chamber cellar. From this point on the remaining accommodation forms the extension that was constructed in the 1990s. Designed as an annex for the main residence it comprises; two bedrooms, a generous sitting room and kitchen. The space can be self-contained thanks to its own front door. This is ideal for anyone who's looking for space for either a dependant relative, older children or perhaps looking for extra income.



Gardens & Grounds

There is extensive parking double garage and carport. The beautiful gardens approach 3 acres and are blessed with mature trees and a small orchard. Due to the gardens being set on three sides the sun can be followed over the whole day. Without a doubt, a major feature is the riverside setting. Steps lead you through your own private wood and lead you down to the waters edge the river frontage is around 100 feet and comes with riparian rights. This is the perfect place to relax on a boat or do a spot of fishing. The river meanders all the way to Warwick Castle, I can't think of a better way to enjoy a summers day by grabbing a picnic, jumping on board, and traveling to enjoy the local waterway around the Castle.

Situation

Barford is a highly regarded South Warwickshire village with The Glebe Hotel, parish church, recreation ground, village hall, community shop, and two public houses. Superbly located for access to Warwick, Leamington Spa, and Stratford upon Avon which offers an excellent range of shopping and recreational facilities including the Royal Shakespeare Theatres at Stratford. There are racecourses and golf courses in the area. There are primary schools in Barford and Wellesbourne and an excellent range of state, private, and grammar schools including Warwick Prep and Warwick Public School and Kings High School for Girls in Warwick, The Croft Prep School in Stratford upon Avon, Kings High School for girls in Warwick, the Croft Prep School in Stratford upon Avon, Kingsley High School for Girls and Arnold Lodge School in Leamington Spa. The M40 is conveniently situated close to Barford offering excellent access to Birmingham to the North and Oxford and London to the south. Intercity trains on the Chiltern line from Leamington Spa and Warwick Parkway provide regular train services to London and Birmingham.





Post Code CV35 8BZ
Tenure Freehold

Viewing
Strictly by appointment only with the agents.

Fixtures & fittings

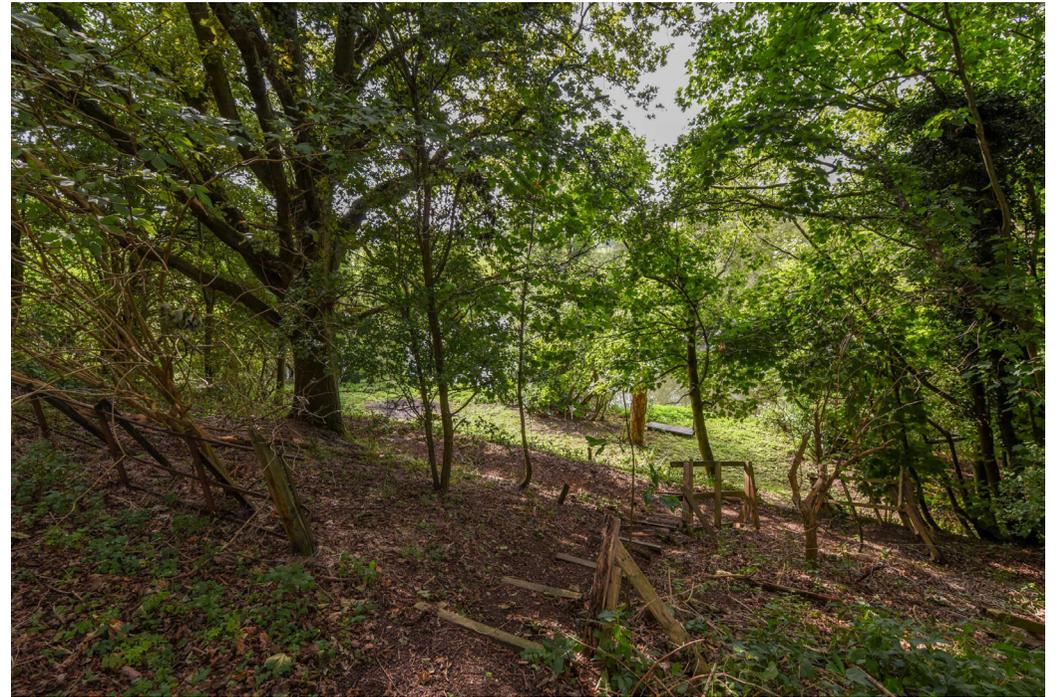
All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

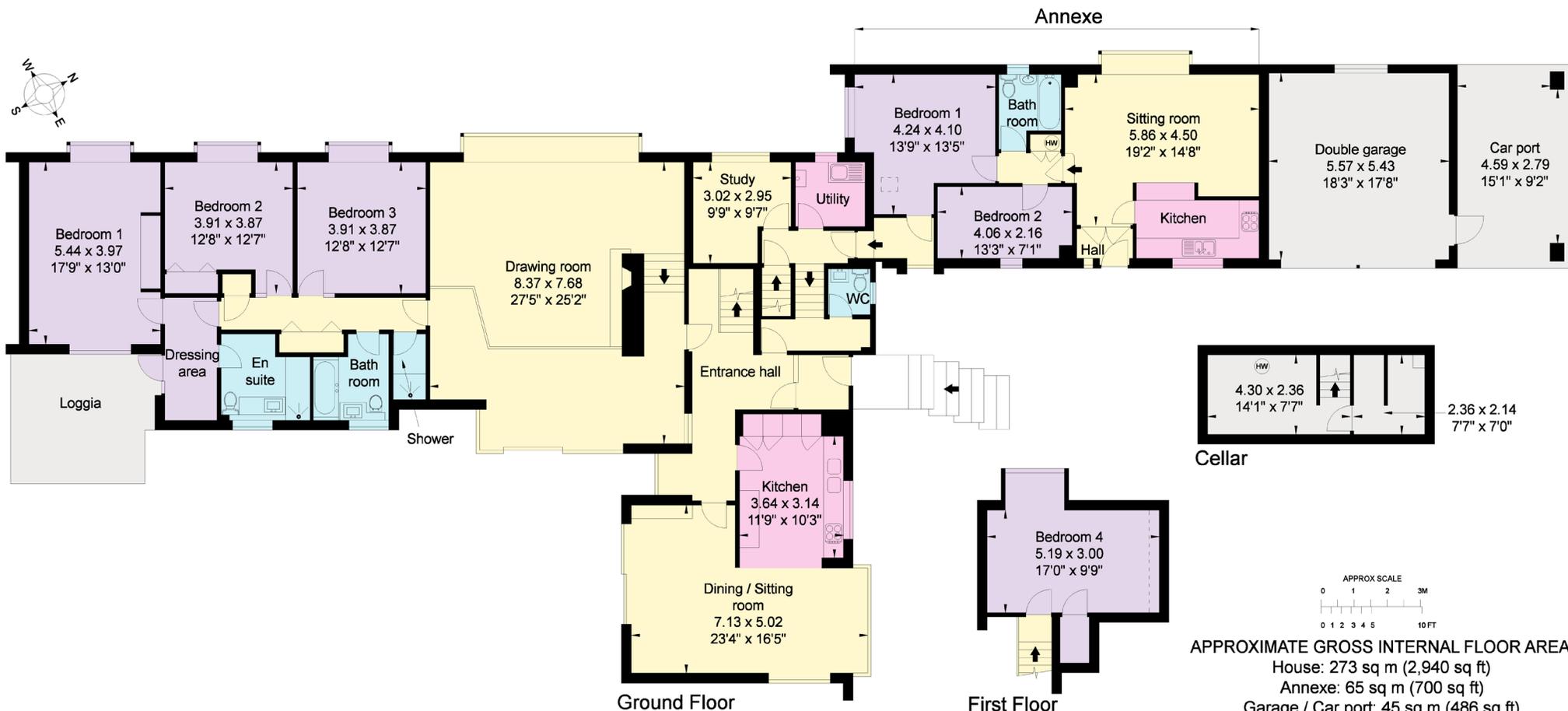
Local Authority

Stratford upon Avon District Council
Telephone: 01789 267575









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 text of the Particulars.

Bluff Edge Barford

APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 273 sq m (2,940 sq ft)
 Annexe: 65 sq m (700 sq ft)
 Garage / Car port: 45 sq m (486 sq ft)
 Total: 383 sq m (4,126 sq ft)
 © Cotswold Plans Ltd. 01386 430176
 11.2.2020 ma/11984

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before any decisions reliant upon them.

Important Notice: Particulars: These particulars are not an offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Edwards Exclusive or the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of Edwards Exclusive have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.





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