



## Quintessential three bed cottage

28 Church Street  
Barford, nr Warwick  
CV35 8EN



Price Guide £399,000

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Quintessential English cottage in the heart of one Warwickshire's most attractive villages. This beautiful, part timber, extended cottage provides charming three bedroom accommodation in this popular village with Barford Memorial Hall opposite offering community space, the Central Green and community village shop. Viewing is warmly recommended.

Front door opens into the

### CHARMING LOUNGE

15'4" x 10'2"

with pretty bow window to the front of the property, exposed timbers, fire setting, radiator, wiring for three sets of wall lights and archway through to the extended dining kitchen.

### DINING ROOM

15'8" max x 10'1" max reducing to 4'4"

with exposed timbers, sealed unit timber framed single glazed front window and wiring for three set of wall lights, radiator, under the stairs storage cupboard, telephone connection point, and further shelved storage cupboards.

### CLOAKROOM

with low level WC, extractor fan, wash handbasin with mixer tap and radiator.

### FULL WIDTH PARTLY EXTENDED DINING KITCHEN

### BREAKFAST ROOM AREA

11'6" x 9'1"

with downlighters, radiator, two double glazed windows, and double glazed French doors opening to the rear patio and garden.

### KITCHEN AREA

7'7" x 7'1" max

with butchers block work surfacing extending around the room incorporating a single drainer, stainless steel sink with mixer tap and a four ring electric hob, base units beneath incorporating the electric oven and integrated slimline dishwasher, larder cupboard incorporating the fridge and separate freezer, together with a range of eye level wall cupboards including cooker filter, downlighters, double glazed Velux skylight and double glazed window to the rear.

Staircase from the dining room proceeds up to the charming first landing with exposed timbers.

### CHARMING BEDROOM ONE - REAR

16'2" x 9'8" max reducing to 6'9"

This attractive room has exposed timbers, downlighters together with double glazed rear window, single glazed front window and radiator.



### **BEDROOM TWO - FRONT**

10'5" x 8'9" reducing to 6'8"  
with timber framed single glazed window to the front,  
charming exposed timbers, and radiator.

### **FAMILY BATHROOM**

has a white suite with panelled bath having an adjustable  
shower over and mixer tap, wash hand basin with mixer tap,  
low-level WC with concealed cistern, extractor fan and door  
opening to boiler cupboard housing the wall mounted gas  
fired central heat boiler.





### **BEDROOM THREE - REAR**

8'11" max x 7'10" excl deep door recess with downlighters, radiator and double glazed window affording attractive views to the rear.

### **OUTSIDE**

#### **TO THE REAR OF THE PROPERTY**

There is an attractive cottage style garden with elevated lawns and steps leading from a paved patio. The timber garden gate gives pedestrian access.

### **GENERAL INFORMATION**

We are informed the property is freehold and all mains services are connected.





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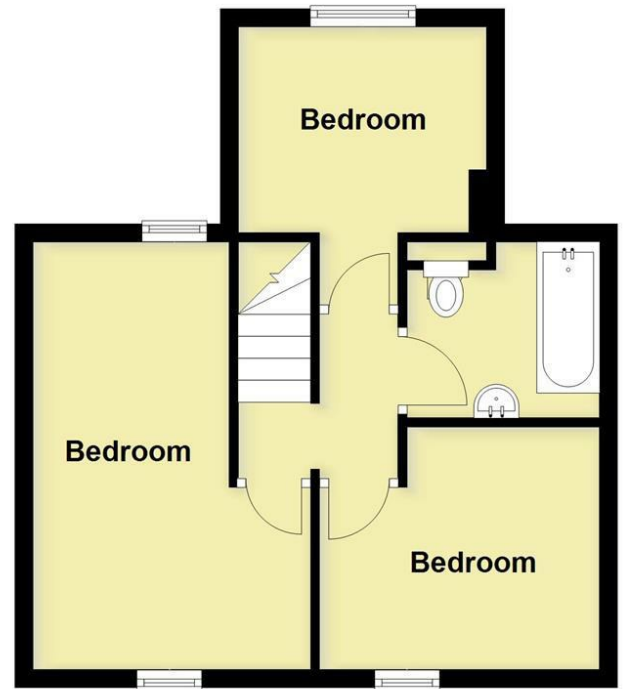
## Ground Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 82.7 sq. metres (890.3 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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