



Extended, detached five bedroom  
home

8 Fairfax Close  
Barford  
Warwick  
CV35 8ER



**MARGETTS**  
ESTABLISHED 1806

Price Guide £765,000

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**Price Guide £765,000**

An exciting opportunity to acquire a substantially extended, five bedroom, detached family residence, located in a popular and quiet cul-de-sac setting, right in the heart of this highly sought-after South Warwickshire village, very near the community shop and highly regarded primary school. Viewing strongly recommended.

Double glazed front door with matching side panels opens into a

#### **LARGE RECEPTION PORCH**

with cupboard housing the meters and

further glazed door with matching side panels opening into the

#### **DELIGHTFUL RECEPTION HALL**

with wood topped flooring, radiator and wiring for two wall lights.

#### **CLOAKROOM**

has been re-fitted with low-level WC with concealed cistern, wash hand basin with mixer tap and cupboard beneath, half height tiling and tiled floor.

#### **CHARMING "L" SHAPED LOUNGE**

19'4" x 12'8" and 10'4" x 10'0"

With double glazed windows to the front, radiators, coved ceiling, wiring for wall lights, and gas coal effect fire with hearth and surround. In the "L" shaped area there is a further radiator and sliding patio doors onto the patio and garden.

#### **SNUG**

9'11" x 8'11"

with radiator and double glazed French doors opening into the

#### **ALL YEAR CONSERVATORY/DINING ROOM**

12'5" max x 9'8" max

with double glazed windows and doors, downlighters to the ceiling together with two inset double glazed roof lights.

#### **BEAUTIFULLY APPOINTED KITCHEN**

13'3" x 9'8"

with stone work surfacing extending around the room incorporating the one and a quarter bowl sink unit with mixer tap and drainer and enjoying a comprehensive range of base units and drawers beneath with eye-level wall cupboards above and under unit lighting. Recess for a 1 1/2 sized range cooker with gas point and cooker hood above, tiled splashbacks, two larder cupboards incorporating the fridge and separate freezer, additional larder cupboard to the side with work surfacing and further base units with eyelevel wall cupboards and tiled floor.

#### **UTILITY ROOM**

10'7" x 5'1"

with units and work surfacing to match the kitchen and stainless steel sink with single drainer and mixer tap. Double door eyelevel wall cupboard, recess for washing machine, tiled floor, double glazed window, radiator, double glazed door to the side. off the utility room is a

#### **BOILER ROOM**

with wall mounted gas fired central heating boiler and large hot water cylinder.

#### **LARGE STUDY/OFFICE**

20'6" max inc shelves x 7'11"

with double glazed window to the front and further window to the side, wiring for wall lights and the measurements include an excellent range of shelving and glazed display cabinets with base units and drawers and further wall cupboard housing the meters.

Staircase from the reception hall proceeds to the



### **FIRST FLOOR LANDING**

with access to the insulated roof space.

### **MASTER BEDROOM - REAR**

15'5" max inc. wardrobes x 9'8"

with down lighters, four door, range of fitted wardrobes, radiator and double glazed window.

### **LARGE ENSUITE BATHROOM**

with panel bath and adjustable shower over, mixer tap and tiled splashback, low-level WC, wash hand basin with mixer tap and cupboard beneath, radiator, downlighters and obscured double glazed window.

### **BEDROOM TWO - FRONT**

12'2" excl. recess x 12'5"

with double glazed window to the front affording pleasant views up Fairfax Close, and radiator and seven door range of fitted wardrobes.

### **BEDROOM THREE - FRONT**

12'8" x 10'0"

with double glazed window, and radiator.





#### **BEDROOM FOUR - REAR**

9'11" x 9'11"

with radiator and double glazed window.

#### **BEDROOM FIVE - FRONT**

9'6" x 8'11"

with two double glazed windows and radiator.

#### **BEAUTIFULLY REFITTED BATHROOM**

has a four piece suite with bath having mixer tap and mixer tap secured handheld shower, separate shower cubicle with adjustable shower, low-level WC, wash hand basin together with tiled areas and two obscure double glazed windows, heated towel rail and downlighters.



#### **OUTSIDE - FRONT GARDEN AND PARKING**

The property sits at the end of a cul-de-sac setting with shaped lawn having perimeter borders stocked with shrubs and plants together with driveway providing parking and continuing down the side of the property to the

#### **OVERSIZED SINGLE GARAGE**

24'2" max reducing to 20'11" x 10'5"

with electric lighting, power and personal door into the rear garden.

#### **DELIGHTFUL REAR GARDEN**

has a substantial and well laid patio area leading onto the shaped lawn with flower and vegetable beds having established shrubs and plants and timber garden shed.

#### **GENERAL INFORMATION**

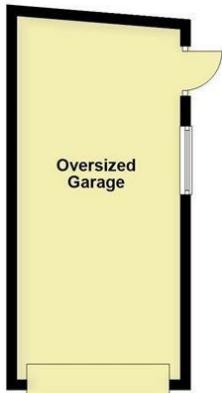
We believe the property is freehold and all mains services are connected. The property enjoys the benefit of 12 fitted solar panels and EV car charging point.





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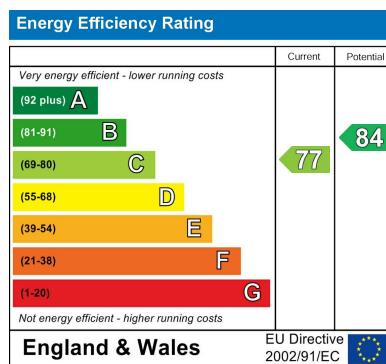


**Ground Floor**  
Approx. 102.0 sq. metres (1098.2 sq. feet)



Total area: approx. 183.3 sq. metres (1973.0 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area does not include the Garage



## CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)



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