



**Extended, detached five bedroom
home**

**8 Fairfax Close
Barford
Warwick
CV35 8ER**



MARGETTS
ESTABLISHED 1806

Price Guide £765,000

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***** UNDER OFFER ***** 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

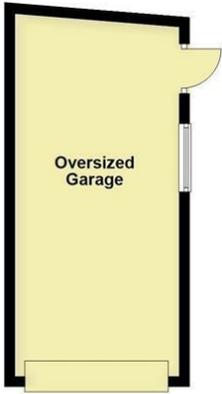
We believe the property is freehold and all mains services are connected. The property enjoys the benefit of 12 fitted solar panels and EV car charging point.





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Oversized Garage

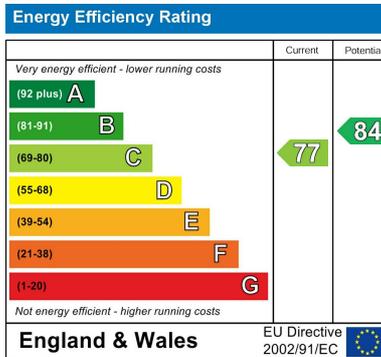
Ground Floor
Approx. 102.0 sq. metres (1098.2 sq. feet)



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



First Floor
Approx. 81.3 sq. metres (874.8 sq. feet)



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