



Alderham Bank
Warwick **CV35 8DA**
Offers Over £640,000

Alderham Bank

Barford

This stunningly presented and truly unique semi-detached character cottage is located on the edge of the ever sought after village of Barford. Set upon a large plot and dating back to C.1890, the cottage is surrounded by fabulous gardens and woodlands in this idyllic position. This hidden gem offers a perfect mix of character features with a modern and contemporary finish. Upon arrival the mature gardens draw you to the entrance and into the first of two reception rooms. The well proportioned triple aspect living room offers character beams, an open fireplace and doors out to the garden. The stunning dining kitchen has vaulted ceilings and views out to the gardens leading to a study. The first floor offers three double bedrooms and a lovely bathroom. The master bedroom has a spacious private balcony with woodland views. Externally the mature grounds surround the property and offer an abundance of outbuilding and a fully contained studio annex, all surrounded by gorgeous Warwickshire woodlands and nature.

LOCATION

Barford Hill is on the edge of Barford of which is an attractive village lying around 3 miles south of Warwick and being within easy reach of Leamington Spa and Stratford upon Avon. There are excellent local road links available to the Midland motorway network, notably the M40, as well as easy access to the Jaguar Land Rover and Aston Martin installations at Gaydon. Commuter rail services operate from both Leamington Spa and Warwick. The village itself offers a useful range of day-to-day amenities including two pubs, a Church of England primary school, day nursery and the well known Glebe Hotel.

ON THE GROUND FLOOR

Dining Room

4.17m x 3.83m (13'8" x 12'6")
With tall ceilings, old school radiator and engineered oak flooring, this bright and airy dining room with stairs leading to the first floor with storage beneath. There is entrance vestibule with door leading out to the rear and further doors leading to:-

Living Room

5.51m x 3.75m (18'0" x 12'3")
This bright and airy living room is well proportioned and has windows to three sides flooding light within. The flooring continues from the dining room and the

working open fireplace with brick surround and hearth offers a focal point and oak beams offer that cottage feel and large sliding doors lead out to the fabulous gardens.

Dining Kitchen

6.06m x 3.01m (19'10" x 9'10")
This bright modern kitchen has been fitted with a mix of dark blue and grey cabinets, granite work tops with an inset butlers sink and an array of integrated appliances including range cooker, fridge, freezer and dish washer. The flooring continues through from the dining room with the engineered oak and the ceilings are vaulted offering a lovely feature and feeling of space and stunning views out to the rear gardens. A door leads into :-

Study

4.25m x 2.64m (13'11" x 8'7")
A handy home office with access into the boiler room.

Shower Room / WC

1.82m x 1.53m (5'11" x 5'0")
A beautiful suite with ornate tiled flooring, shower with glass screen and rainwater showerhead, wash hand basin and wc.

ON THE FIRST FLOOR

Landing

5.86m x 1.10m (19'2" x 3'7")
With tall ceilings and doors leading off to all rooms on this level.

Bedroom One

5.51m x 3.75m (18'0" x 12'3")
A fabulous master bedroom with great tall ceilings, private balcony affording some stunning woodland and garden views.

Bedroom Two

3.38m x 2.99m (11'1" x 9'9")
A further double bedroom has vaulted ceilings with roof window and exposed timber beams.

Bedroom Three

2.88m x 2.84m (9'5" x 9'3")
A third double bedroom with the same tall ceilings engineered oak flooring and old school radiator.

Bathroom

2.80m x 2.63m (9'2" x 8'7")
This newly fitted bathroom suite has been finished with tiled flooring and a modern suite including a large walk in shower with rainwater shower head, metro style tiled splash backs, wash hand basin and wc.

Separate Annex

There is a self contained annex to the foot of the garden that has been fitted out of which could make the perfect space for a family member, an studio or gym or simply an entertaining space. The annex offers an entrance hallway, a large reception room with wood burning stove and doors out to

Features

Semi- Detached Character Cottage

Idyllic Location

Mature Grounds

Three Reception Rooms

Three Double Bedrooms

Numerous Outbuildings

Self Contained Annex

No Onward Chain





Floorplan

Internal Living Area 1729sq ft / 160.61m2



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General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, electricity are connected to the property. The property has oil fired central heating and also has a septic tank. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 66 |
| (39-54) E | 37 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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