



**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:-

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.

### Features

Semi- Detached Character Cottage  
Idyllic Location  
Mature Grounds  
Three Reception Rooms  
Three Double Bedrooms  
Numerous Outbuildings  
Self Contained Annex  
No Onward Chain





## Floorplan



## 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



Map data ©2024

## Contact us

01926 888998

[leamington@wiglesworth.com](mailto:leamington@wiglesworth.com)

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

[wiglesworth.com](http://wiglesworth.com)

### Energy Efficiency Rating

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