

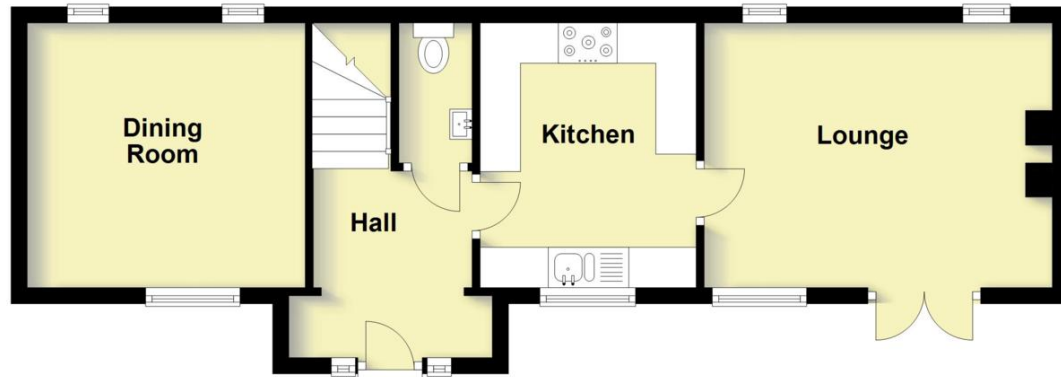


MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

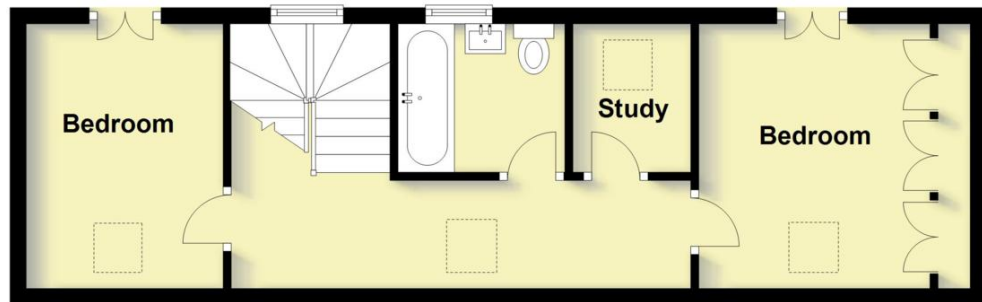
Ground Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



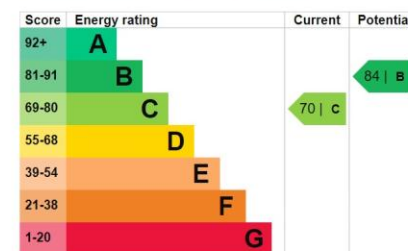
Total area: approx. 82.3 sq. metres (886.2 sq. feet)

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

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



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Insons Yard, 15b Wellesbourne Road, Barford, Warwick, CV35 8EL

Offers Over £410,000 Freehold



- Stunning home
- Extended detached property
- Courtyard setting
- Sought after village
- Off-road parking
- Two double bedrooms
- Study
- Two reception rooms
- Landscaped patio and gardens

A truly exceptional, detached property, beautifully tucked away from the main road in a courtyard setting, extended and much improved by the present owners with viewing warmly recommended. Two double bedrooms, study, two reception rooms, fitted kitchen, spacious entrance hall, and delightful views.

Double glazed front door with matching side windows opens into the extended and spacious reception hall with radiator, tiled floor, wall mounted Vaillant gas fired, central heating boiler, and door opening to



DOWNSTAIRS CLOAKROOM

with low-level WC, wash hand basin, extractor fan and door opening to under stairs storage.

SEPARATE DINING ROOM

11' 3" x 10' 9" (3.44m x 3.29m)
with window to the front and two double glazed windows affording attractive views to the rear, radiator and solid wood flooring.



SUPERB REFITTED KITCHEN

10' 9" x 9' 1" (3.29m x 2.78m)
with solid wood butcher's block style worksurfacing extending around the room and incorporating a 1 1/4 bowl single drainer sink unit with mixer tap and range of base units beneath incorporating an integrated slimline dishwasher and having space and plumbing for washing machine. Further base units with high-level wall cupboards above and recess suitable for range style cooker with cooker hood over. Under unit lighting, tiled floor, window to the front of the property and doorway through to the



LOUNGE

14' 2" x 10' 9" (4.32m x 3.28m)
with glazed French doors opening to the front patio and further double height windows to the front and rear elevation. Solid wood flooring, together with radiator and attractive fire setting with hearth and log burner.



Staircase from the entrance hall proceeds to the first floor landing with double glazed window affording attractive views to the rear, radiator and further double glazed Velux rooflights.

SMALL STUDY/DRESSING ROOM

5' 10" x 4' 7" (1.80m x 1.42m)
with Douglas Phelps roof, light and radiator.

BEDROOM ONE

10' 8" x 10' 9" (3.26m x 3.29m inc. wardrobes)
with a comprehensive range of fitted wardrobes, radiator, double glazed Velux, rooflights, and double opening French doors to Juliet balcony with attractive views beyond.



BEDROOM TWO

10' 8" x 7' 11" (3.27m x 2.42m)
with under eaves storage hatch, double glazed Velux rooflights, radiator and French doors with Juliet balcony to the rear elevation.



DELIGHTFUL BATHROOM

has a white suite with panelled bath, having mixer tap and further separate shower with adjustable handheld unit and rain shower over, wash basin with mixer tap, and low-level WC, large tiled areas, and heated towel rail together with extractor fan and tiled floor.

OUTSIDE - PARKING

The property is approached via the court yard and immediately greets you with two allocated off-road parking spaces with path leading to the front of the property.

GARDENS

The garden to the front of the property has been beautifully maintained with gravel areas and paved pathways together with a patio area and perimeter borders stocked with shrubs and plants.



AGENTS NOTES

We believe the property to be freehold.

Agent's Notes

Council Tax Band C.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS
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