



Sun Cottage, Barford

**Winkworth**

for every step...





## About the Property

Winkworth Leamington Spa is pleased to offer to the market this elegant, Grade II listed, three bedroom family home set in the heart of the popular village of Barford.

## Material Information

Council Tax: Band E

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available  
(Checked on Ofcom Oct 24)

Mobile Coverage: Limited Coverage

Heating: Gas Central Heating

Listed: Grade II Listed (Frontage)

Tenure: Freehold





## The Finer Details

Upon entering Sun Cottage, a spacious entrance hall provides access to the tastefully decorated formal sitting room, where a large bay window floods the room with natural light, and the working log burner provides additional character.

The open plan dining room sits at the other end of the entrance hall and is light and bright, a large cupboard and built in bookshelves provide ample storage. The generous U-Shaped kitchen is contemporary and stylish and is fitted with built in appliances, an induction hob and wine fridge. Triple bi-folding doors lead onto the pretty garden terrace from the snug that sits adjacent to the open-plan kitchen, while a utility room/scullery, door to the garden and a separate WC are to the rear of the kitchen.

There is a spacious first floor landing that provides access to the three double bedrooms. The pannelled master bedroom has an abundance of natural light from front and rear aspect windows, and has built in cupboards and an en-suite WC. The two further bedrooms are both doubles, while there is a family bathroom to the front of the house and a family shower room with double height ceiling, skylight and rainfall shower located off the first floor landing.

Externally, Sun Cottage has a private and beautifully manicured walled garden with a lower terrace accessed from the snug and a turfed upper garden which is flanked by raised flower beds, climbing vines and a wood & potting shed.

To the side of the house there is an off street parking space, while further parking is available on Church Street.











## About the Area

Set amongst the rolling Warwickshire countryside, 5.3 miles to the south of Leamington Spa and within easy reach of Warwick (3 miles), the village of Barford can date its origins back to its mention in the Domesday Book.

Barford has a popular local village shop located beside the village hall (100 metres) at the heart of the village, while Sun Cottage is also within walking distance of the villages two pubs, the Granville Arms (0.3 miles) and the Joseph Arch (300 metres).

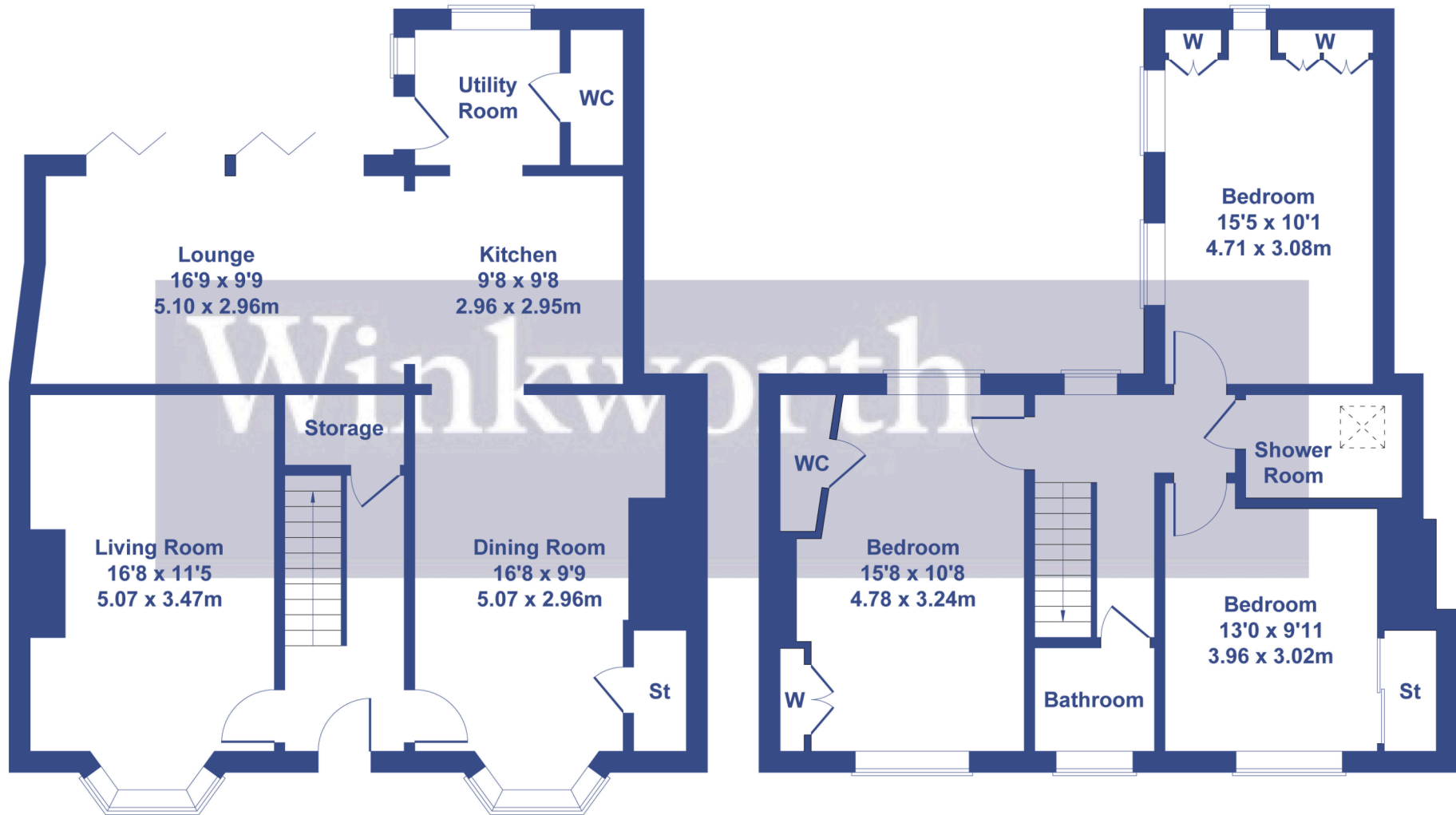
Bright Horizons Day Nursery and Pre-School (150 metres) and Barford St. Peters Primary School (200 metres) are both further along Church Street within the village, while Warwick School (3.3 miles), Kings High School for Girls (3.1 miles) and Myton School (3.7 miles) are all close by.

National transport links are plentiful, with London and the wider Midlands accessed via multiple junctions of the M40. Leamington Spa Train Station (5 miles) and Warwick Parkway (4.1 miles) has a direct service to London Marylebone (1 hour 25 minutes) and Birmingham Train Terminals (33 minutes).



# Sun Cottage, 18 Church Street

Approximate Gross Internal Area  
1432 sq ft - 133 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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