

# STEPHEN PARRY

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## & COMPANY



6 Wellesbourne Road, Barford, CV35 8EL

**A Grade II listed double fronted semi-detached 4 bedroom house, with additional unlisted annexe and garage, situated in the popular village of Barford.**

## Distances

Warwick 3 miles

Warwick Parkway 3 miles (trains to London Marylebone from 69 minutes)

Royal Leamington Spa 5 miles (trains to Birmingham and London Marylebone)

Stratford upon Avon 7 miles

Kenilworth 9 miles

Gaydon 10 miles

Coventry 14 miles

Solihull 18 miles

Rugby 21 miles

Birmingham 33 miles

B'ham International Airport 25 miles  
(Times and distances approximate)



## Accommodation

Entrance porch • Sitting room • Dining room • Kitchen/Breakfast room • Garden room • Side hallway • First floor landing • 4 bedrooms • 2 bathrooms • Cellar • Annexe comprising:- Kitchen • Family room • Bedroom • Shower room • Garage with workshop above • Rear garden with driveway providing off road parking

## Location

6 Wellesbourne Road is situated in the popular village of Barford, between the market towns of Stratford-upon-Avon and Leamington Spa. Barford is an historic Warwickshire village with a variety of period cottages and houses, within easy access of the M40. Local amenities in the village include a village shop, primary school, 2 public houses and the Glebe hotel. Barford was ranked the 59th Best Place to Live in Britain by The Sunday Times in 2014.

More extensive amenities can be found in each of the historic towns surrounding it, with an array of recreational, cultural and sporting facilities. Excellent connections with the M40 (J15) approximately 1.5 miles, giving access to Birmingham and the North via the M42 and Oxford and the South. Mainline train services run from Warwick Parkway about 3 miles to the north providing intercity services to London Marylebone (from 69 minutes) and Birmingham (from 40 minutes). Birmingham International Airport about 25 miles. Schooling includes:- Warwick



Prep School, The Croft (Stratford-upon-Avon), Arnold Lodge (Leamington Spa), The Kingsley School (Leamington Spa), Warwick School and Kings High (Warwick), King Edward's Grammar School (Stratford) and Stratford Grammar School. Sporting and leisure activities in the area include:- Warwick Castle, racing at Stratford-upon-Avon and Warwick, golf at Stratford-upon-Avon and Leek Wootton and the RSC in Stratford-upon-Avon.

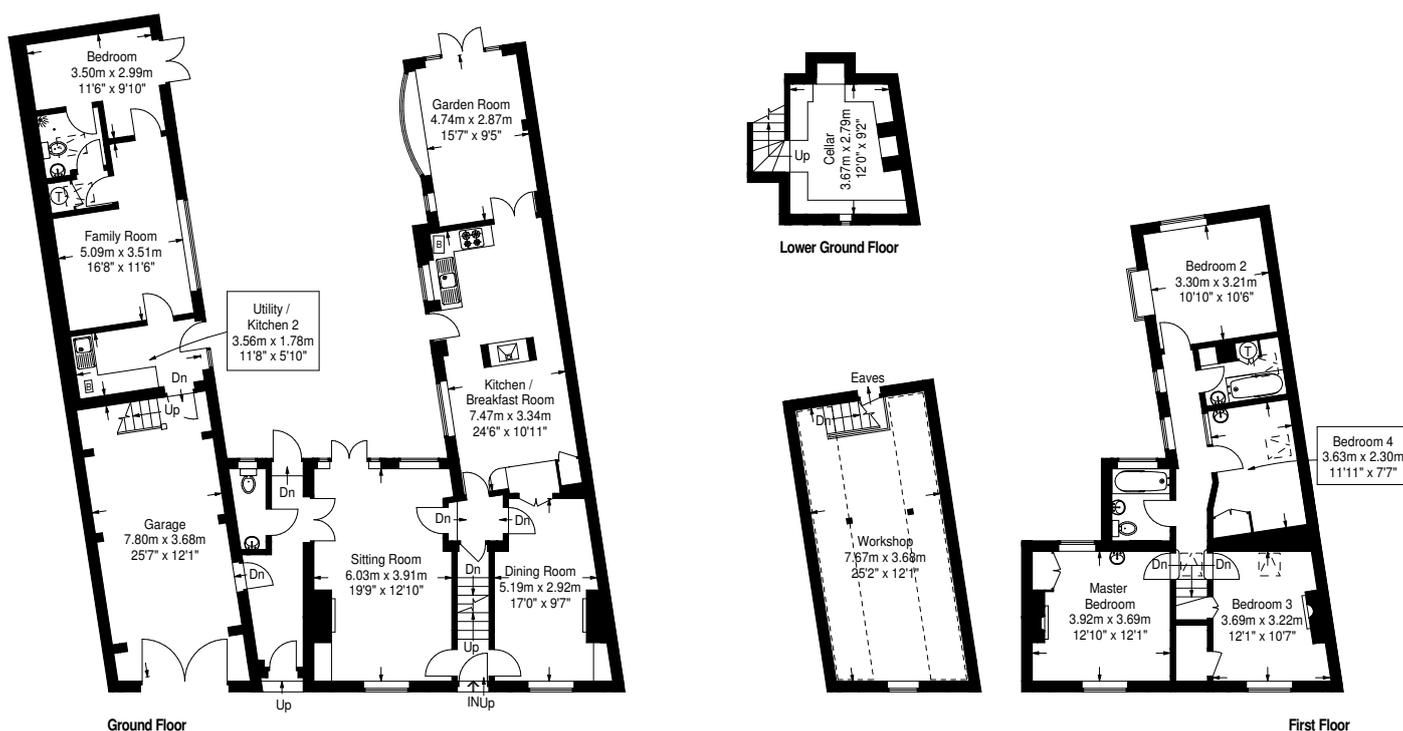
## The Property

6 Wellesbourne Road is a double fronted period semi-detached 4 bedroom house with additional interconnected annexe and garage. Whilst the main house is Grade II listed, the annexe is not. The property retains many period features to include picture rails, period fireplaces, exposed brick work and exposed ceiling beams. The property has the added benefit of a garage with workshop above and an annexe providing additional accommodation if required. 6 panel timber front door to entrance hall with doors to the sitting room and dining room. The sitting room has a sash window overlooking the front elevation, picture rail, working brick fireplace and



provides access to the side entrance hall, kitchen/breakfast room and doors to the rear garden. The Dining room has a sash window overlooking the front elevation and has a picture rail and working fireplace. The kitchen/ breakfast room has exposed ceiling beams, a range of kitchen units, quarry tiled floor and doors to the rear garden and garden room. The garden room overlooks the rear garden. The property has a single chamber cellar. The first floor landing provides access to all four bedrooms and two bathrooms. Both the master bedroom

and bedroom 3 have period fireplaces. The side hallway provides access to the garage with workshop above and the annexe. The annexe comprises kitchen, family room, bedroom and shower room and overlooks the rear garden. A very versatile space, the annexe has the potential to be converted into a granny-flat and used as another living space, or could be used as the ideal work-from-home office arrangement.



Approximate Gross Internal Area  
276.1 sq m / 2972 sq ft



### **Outside**

The walled rear garden has a patio area adjoining the house and is secluded, with lawn and well established flower and shrub borders. The property has a rear driveway accessed off Steeds Court and provides off road parking for 2-3 vehicles in addition to the garage which is accessed off the Wellesbourne Road and has a staircase to the workshop above.

### **Tenure**

The property is Freehold.

### **Services**

Mains electricity, gas, water and drainage are connected to the property.

### **Local Authority**

Warwick District Council  
+44 (0) 1926 410410.

### **Fixtures and Fittings**

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

### **Viewing**

Strictly by appointment with Stephen Parry & Company on +44 (0) 1926 883311

### **Directions**

From junction 15 (M40) northbound take the first exit onto the A429 and then take the first turning on the left into the village of Barford and onto Bridge Street. Continue along Bridge Street to the roundabout and continue straight over onto Wellesbourne Road and 6 Wellesbourne Road is located on the right (CV35 8EL).

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