



Brembridge Close, Barford, CV35
£600,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is pleased to present to the market this beautifully presented and lovingly maintained four bedroom, two bathroom, contemporary family home ideally situated on a quiet cul-de-sac in the sought after Warwickshire village of Barford.

Offering versatile and modern family living, this wonderful home was completed in 2018 and offers exceptional living accommodation set over two floors and extending to approximately 1400 sq ft

Material Information:

Council Tax: Band E

Local Authority: Warwick District Council Broadband: Ultrafast
Broadband Available (Checked on Ofcom July 2025)

Mobile Coverage: Good/Variable Coverage (Checked on Ofcom July 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold











The Finer Details

Nestled in a quiet cul-de-sac in the highly sought-after village of Barford, just 6.3 miles from Leamington Spa and 4.2 miles from Warwick, Brembridge Close is a superbly maintained and stylishly presented four-bedroom, two-bathroom family home offering spacious and versatile living over two floors.

A welcoming entrance hallway sets the tone for the home, featuring a staircase to the first floor, a convenient downstairs WC, and both a storage cupboard and under-stairs storage.

To the front of the house, the carpeted sitting room is a bright and airy space, enhanced by a large bay window. An open archway with double doors connects to the kitchen/diner at the rear, creating a seamless flow that offers both separation and connectivity – perfect for entertaining or cosy family evenings.

The open-plan kitchen/diner is truly the heart of the home, with French doors opening onto the patio and windows overlooking the beautifully landscaped rear garden. This U-shaped kitchen is both stylish and functional, equipped with integrated appliances including gas hob, double ovens, fridge/freezer, and washing machine. Ample worktop space and cabinetry ensure practicality, while the dining area easily accommodates a six-seater table. Also off the entrance hall is a bright and well-proportioned study with front-aspect windows – the ideal space for a home office.

Upstairs, the spacious landing leads to four generously sized double bedrooms and two well-appointed bathrooms. The principal bedroom features full-length fitted wardrobes and a sleek en-suite shower room. Three further double bedrooms enjoy pleasant front or rear views, making them ideal for children, guests, or flexible use. The family bathroom is finished to a high standard, with a modern suite including a bath with shower over, WC, and basin.

The rear garden is a private and thoughtfully landscaped outdoor space, accessed via the kitchen/diner's French doors. A generous patio provides the perfect setting for alfresco dining, leading to a central lawn bordered by a path and attractive raised flowerbeds filled with shrubs, plants, and young trees.

To the front, the property benefits from a semi-detached single garage and tandem driveway parking for two vehicles.

















About the Area

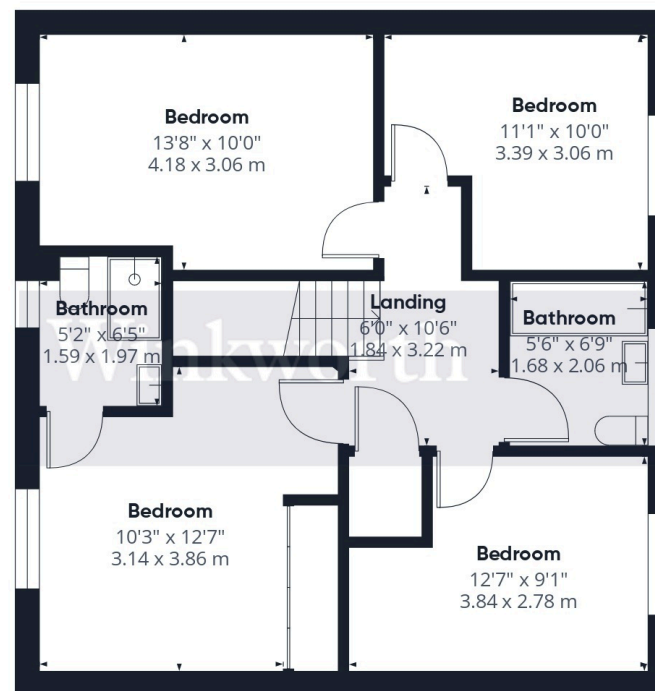
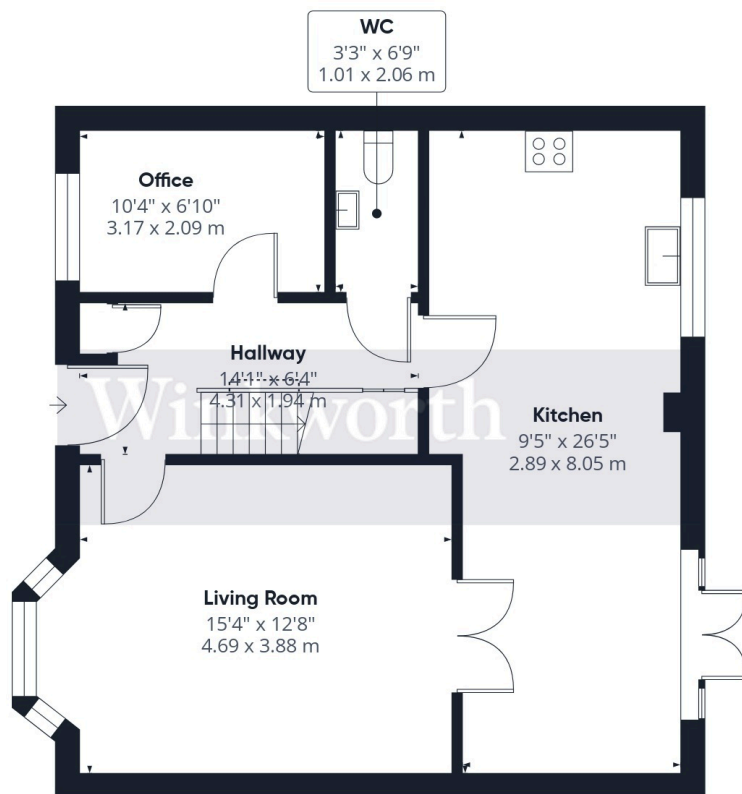
Nestled in the rolling Warwickshire countryside, the village of Barford lies just 6.3 miles south of Leamington Spa and 4.2 miles from Warwick. With roots tracing back to the Domesday Book, Barford is a charming and historic village with a strong sense of community.

At the heart of the village, adjacent to the village hall (400 metres), you'll find a popular local shop. Brembridge Close is also within walking distance of Barford's two pubs—the Granville Arms (0.5 miles) and the Joseph Arch (600 metres)—both well-regarded by locals and visitors alike.

Families are well served by education options in and around the village. Bright Horizons Day Nursery and Pre-School (450 metres) and Barford St. Peter's Primary School (600 metres) are both located along Church Street. Nearby secondary schools include Warwick School (3.3 miles), King's High School for Girls (3.5 miles), and Myton School (3.7 miles).

Barford also benefits from excellent transport links. The M40 provides easy access to London and the wider Midlands, while Leamington Spa (5 miles) and Warwick Parkway (4.1 miles) train stations offer direct services to London Marylebone (approximately 1 hour 25 minutes) and Birmingham city centre (around 33 minutes).

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total areaⁿ

1279 ft²
118.8 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Winkworth

019 2695 6560

Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

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