



MALLARDS REACH

A RARE PRIVATE RIVERSIDE HOME EXTENDING TO APPROXIMATELY 1.36 ACRES
BARFORD HILL, WARWICK, WARWICKSHIRE, CV35 £1,500,000 FREEHOLD

Winkworth



Hidden behind private gates and approached across a sweeping private driveway, Mallards Reach occupies one of Barford Hill's most intriguing settings: approximately 1.36 acres of mature private grounds extending all the way to the River Avon.

The existing house and ancillary accommodation extend to approximately 4,433 sq ft, providing an impressive canvas for a purchaser looking to create a significant family home. Characterful original features remain, particularly within the wood-panelled reception accommodation, while a series of generous rooms look across the gardens towards the river.

The ground floor provides extensive and highly versatile living space. A handsome entrance hall opens into substantial interconnected reception rooms, while the kitchen sits centrally within the house. Beyond are a further family room, ground-floor bedroom, utility accommodation and double garage. An extensive indoor swimming pool complex, currently without water and not operational, adds another unusual dimension and offers exciting potential as part of a wider refurbishment.

Two further bedrooms occupy the first floor, including a particularly generous principal bedroom, alongside bathroom and en-suite facilities.

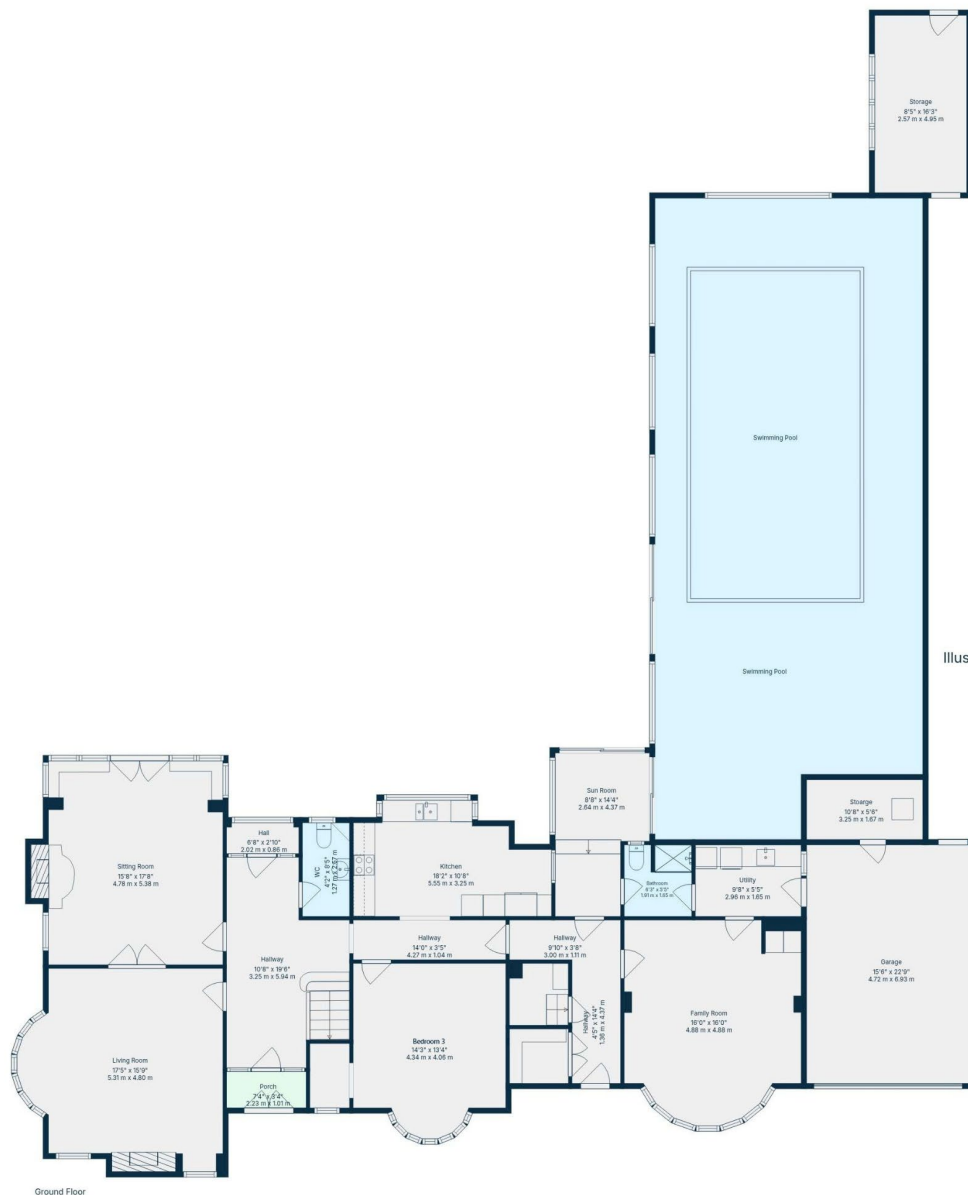
It is outside, however, that Mallards Reach becomes genuinely exceptional. Broad terraces give way to sweeping lawns framed by mature trees, with the grounds extending towards the River Avon and a riverside deck at their furthest point. The property benefits from direct river frontage and riparian rights, creating a wonderfully secluded waterside environment.



A purchaser could retain the character and considerable footprint of the existing residence while comprehensively remodelling it for contemporary family life. Equally, the scale and position of the plot provide the basis for a more ambitious approach.

The property previously benefited from planning permission under Warwick District Council reference W/07/1786 for the demolition of the existing dwelling and construction of a replacement residence. That permission has subsequently lapsed, and any future proposals would be subject to the necessary planning and other statutory consents.





Total: 4,433 sq. Ft 412 m²

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

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