



# Cliff Avon, High Street, Barford, Warwick

Guide Price £620,000 Freehold

5 bedroom detached house for sale

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £620,000.

Stunning 5-bedroom detached home in sought-after Barford village, offering a rare opportunity to purchase a spacious family property in one of Warwickshire's most picturesque rural locations. With approximately 202 square metres of internal space, this home features large, bright rooms throughout and offers great potential for modernisation and personalisation.

Set on a generous two-tiered garden plot, the property enjoys a truly special setting with direct access to the river. The lower level of the garden leads to the water, where the home benefits from private boat access and riparian rights – perfect for those who appreciate nature, boating, or simply relaxing by the water.

Inside, the home is filled with natural light and character, and while the interior would benefit from updating, the space is abundant and flexible. The property previously had approved planning permission for a substantial two-storey extension, offering even greater potential for development, subject to renewal.

Barford is a highly desirable village known for its charming countryside feel, strong community, and convenient access to local amenities, excellent schools, and major transport links. This is a rare opportunity to create a dream home in a truly idyllic location.

Early viewing is strongly recommended to appreciate the setting, space, and potential this unique riverside property has to offer.



## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding

with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: F

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

#### **Tenure**

Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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