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# Hemmings Mill, Warwick

4 bedroom detached house for sale

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Guide Price £600,000 Freehold

## Description

Nestled in the charming village of Barford, this extended four-bedroom detached family home offers contemporary luxury and seamless indoor-outdoor living, perfect for families or those who love to entertain.

The property features a stylish lounge with a media wall, an impressive open-plan kitchen/dining/family space with integrated appliances and a central island, and a living area with bi-fold doors opening onto the garden.

Additional benefits include a utility room with downstairs WC, an En-suite to the main bedroom, 3 further bedrooms and a contemporary family bathroom suite, block paved driveway, landscaped rear garden, double glazing and central heating, cul-de-sac location—ideal for modern family living.

Council Tax Band: F

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

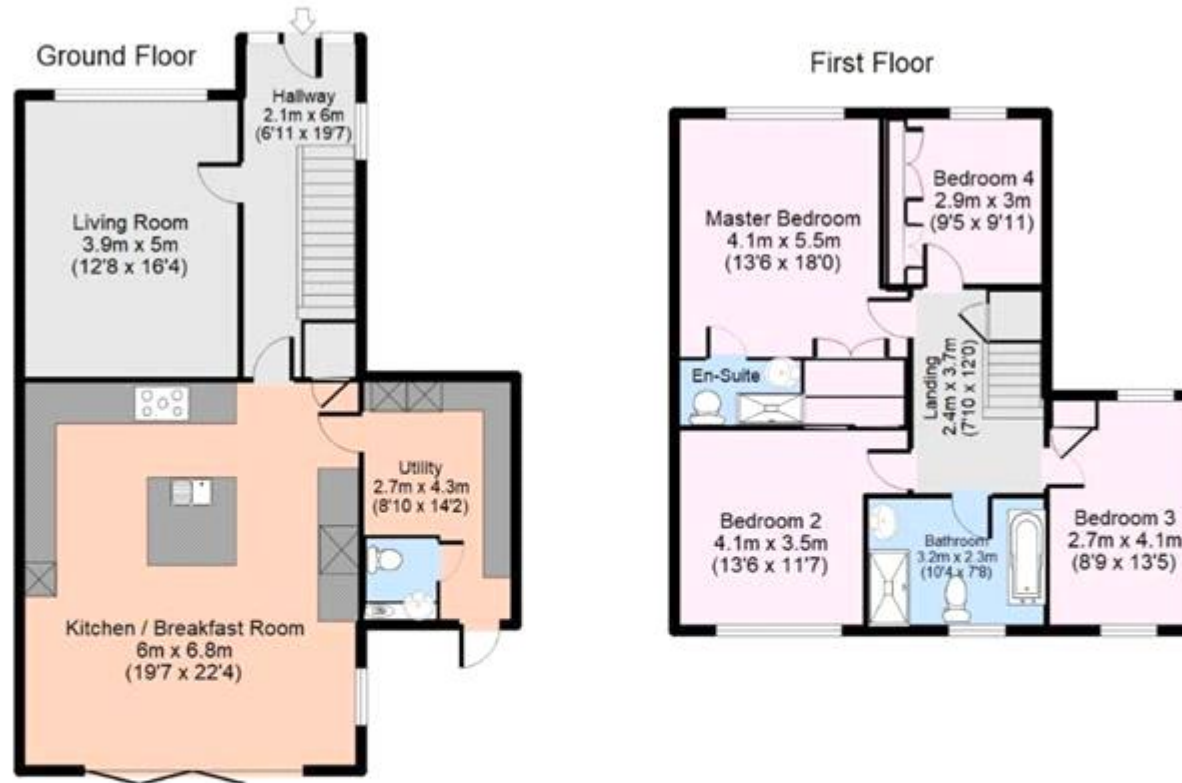
## Tenure

Freehold





Hemmings Mill, Barford, CV35 8BP



Warwickshire EPC and Floor Plans

154 sq. m / 1662 sq. ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-)			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-)
A			A
(81-91)			B
B			
(69-80)			C
C			
(55-68)			D
D			
(39-54)			E
E			
(21-38)			F
F			
(1-20)			G
G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )

Viewing by appointment only  
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