

COLEBROOK SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



MARKET SQUARE, KINETON

1 MARKET SQUARE KINETON WARWICKSHIRE CV35 0LP

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa
within 3½ miles of Junction 12 of the M40 motorway at Gaydon

A CHARMING CHARACTER GRADE II LISTED TWO BEDROOM COTTAGE IN THE HEART OF THE VILLAGE

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Courtyard Garden
- EPC exempt

VIEWING STRICTLY BY APPOINTMENT

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Kineton is a large South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports clubs and primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

1 Market Square is a wonderful character property, with accommodation arranged over three floors, with an abundance of exposed beams, stonework and stone mullion windows. The property benefits from electric heating plus the living room enjoys a solid fuel stove, set within a brick fireplace on a quarry tile hearth.

THE GROUND FLOOR

Entrance Porch Door from Market Square, flagstone floor, door to shared passageway and front door opening to **Living Room**. Stone mullion window to front, feature fireplace with solid fuel stove, exposed stonework and beams. Connecting door to **Kitchen**. Fitted with L-shaped worktop to two walls with stainless steel single bowl, single drainer sink, storage cupboards under, space and plumbing for washing machine and floor standing

electric cooker. Matching wall cupboards over, under stairs space for fridge. Quarry tiled floor, outlook to rear and part glazed door opening to rear courtyard.

THE FIRST FLOOR

Landing. Bedroom One outlook to the front of the property, stone mullion window and exposed beams. **Bathroom** fitted with white corner bath with mixer tap and shower attachment, close coupled WC and wash hand basin, part tiled walls and extractor fan.

THE SECOND FLOOR

Bedroom Two with double aspect to front and rear of the property, exposed beams, built-in airing cupboard with mega flow hot water cylinder.

OUTSIDE

To the rear of the property small courtyard provides a seating area with passageway returning to Market Square. NB the neighbouring properties have a right of way through the passageway to the gardens beyond the rear of Number One Market Square.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Not applicable

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

CV35 0LP

From Seccombes Kineton Office proceed North along Southam Street and take the turning on the left by the Bakery and into Market Square. The property is at the North-East corner.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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