

COLEBROOK SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



KINETON

1 MARKET SQUARE KINETON WARWICKSHIRE CV35 0LP

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa. 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 Band E

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, public house, 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.

Parking on street only.

Ofcom anticipated Broadband Speed: Superfast

Ofcom anticipated outdoor Mobile reception- Likely: O2, Vodafone, EE

Council Tax

Payable to Stratford District Council - Listed in Band C

Energy Performance Certificate

Current: 48 Potential: 85 Band: E

Fixtures and Fittings

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

Material information:

NB- there is a right of way for the neighbouring properties through the passageway. No known property issues including location, planned works on property, complex issues, rights or restrictions, risk of flood, planning permissions, property adaptations, neighbour issues, significant events.

Directions

CV35 0LN

What3Words:

///skinning.caravans.exit

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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