



THE GABLES BANBURY STREET KINETON WARWICKSHIRE CV35 0JS

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

A THREE BEDROOM OLDER PROPERTY IN NEED OF REFURBISHMENT & UPDATING, WITH SEPARATE WORKSHOP / STUDIO

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen, Utility & Pantry
- Three Bedrooms, Bathroom
- Courtyard Garden & Driveway
- 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. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

The Gables offers an exciting opportunity to purchase a central village early 20th century house with scope for modernisation and improvement. Original features include a tiled floor and stained-glass windows which add to the character, plus a two-storey outbuilding offers opportunity for studio or home office.

THE GROUND FLOOR

Entrance Hall with stained glass front door and window over, tiled floor, window and door to rear garden. **Sitting Room** double aspect front and rear, brick fireplace and ornamental surround. **Dining Room** window to front, ornamental cast-iron fireplace. **Kitchen** window to rear, sink unit set in worktop with storage under, space for electric cooker, built-in cupboards to chimney recesses and high-level fireplace with breakfast bar. Under stairs cupboard, **Pantry** shelving and window to front. **Utility** with single worktop, space and plumbing for washing machine, window to rear, built-in cupboards, door to garden.

THE FIRST FLOOR

Landing double aspect front and rear. **Bedroom One** window to front and ornamental fireplace. **Bedroom Two** window to front,

ornamental fireplace and cupboard. **Bedroom Three** window to rear, corner ornamental fireplace. **Bathroom** white panelled bath with shower attachment over and shower screen, pedestal wash hand basin, low-level WC, obscured window, airing cupboard.

OUTSIDE

To the side of the property a concrete driveway leads to picket fence opening to courtyard garden laid to bricks and concrete. South facing with outside lighting. **Wash House** with stainless steel sink, electric light, power supply and separate WC. **Workshop** with flagstone floor, power supply, connecting door to **Storeroom** with window and door returning to courtyard. Above the Storeroom is a further **Loft room** with window to front and accessed by a ladder.



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 D

Energy Performance Certificate

Current: 41 Potential:78 Band: E

Fixtures and Fittings

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

Directions

CV35 0JS

From the Office proceed South along Banbury Street and the property will be found on the right-hand side identified by our For Sale board.

What 3 Words

///daunting.hiker.snapper

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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