



# OLD ESTATE COTTAGE, KINETON

COLEBROOK  
SECCOMBES

**OLD ESTATE COTTAGE  
MANOR LANE  
KINETON  
WARWICKSHIRE  
CV35 0JT**

10 miles to Stratford-upon-Avon  
11 miles to Warwick and Leamington Spa  
4 miles to Junction 12 of the M40 motorway at  
Gaydon

**A SEMI-DETACHED CHARACTER  
COTTAGE IN THE HEART OF THE  
VILLAGE WITH PRETTY COTTAGE  
GARDEN AND OFF ROAD PARKING**

- Entrance Hall
- Living Room
- Dining Room / Bedroom Three
- Kitchen
- Two Bedrooms
- Bathroom
- Shower Room
- Cottage garden and Off road Parking
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
sales@colebrookseccombes.co.uk**



**Kineton** is a popular well served village with a number of shops for daily requirements including post office, general stores, bakers, pharmacy and butchers. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, two public houses, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals and second home owners, drawn to the village with its facilities, café's, and restaurants. The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby Stratford upon Avon, Banbury, Leamington Spa and Warwick offer a wide range of shopping facilities and supermarkets.

The village is well situated for commuters to London and the West Midlands with the M40 at Junction 12 and the mainline railway to London Marylebone takes approximately 55 minutes from nearby Banbury.

**Old Estate Cottage** is located part way along the back street of Manor Lane, within a short walk of all the village facilities. The property is understood to date back to the early 20<sup>th</sup> century with a later addition to the rear providing the entrance hall, ground floor shower room and a large second reception room or ground floor bedroom with shower room adjacent.

The property is presented to a good standard, with oil fired central heating, solid fuel stove to the living room exposed beams and fitted kitchen with integrated appliances. Outside the property enjoys a mature South facing cottage garden to the side with vehicle access from Manor Lane and providing off road parking.

## GROUND FLOOR

**Entrance Hall** with glazed front door and matching window to side, tiled floor, staircase to first floor, under stairs storage cupboard and built-in hanging cupboard. **Dining Room /Bedroom Three** with outlook to front. **Kitchen** fitted with matching cupboards to two walls under a granite effect L-shaped worktop. Inset stainless steel single bowl single drainer

sink with mixer tap over. Inset four ring electric hob with electric oven under, integrated dishwasher, fridge and separate integrated freezer. Space and plumbing for washing machine. Matching wall cupboards over, window to side and door opening to Manor Lane. **Living Room** double aspect to front and side of the property and feature fireplace with solid fuel stove set to flagstone hearth. **Shower Room** fitted with enclosed shower cubicle, close coupled WC, corner pedestal wash hand basin, tiled floor and extractor fan.

## FIRST FLOOR

**Landing** with Velux window to roof and airing cupboard with oil fired boiler and hot water cylinder. Access to loft space and eaves storage access. **Bedroom One** double aspect to front and side with built-in wardrobe cupboards. **Bedroom Two** window to front overlooking Manor Lane. **Bathroom** fitted with panelled bath with shower attachment over, pedestal wash hand basin, WC with concealed cistern, Velux window to rear and extractor fan.

## OUTSIDE

To the side of the property a pair of wrought iron double gates from Manor Lane opens to off-road gravel parking space which leads to a paved patio adjoining the front of the property and the front door.

The mature garden is enclosed by a brick wall to the rear with wrought iron railings to Manor Lane and is well stocked with a range of shrubs plants trees and bushes. Outside lighting.



## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by oil-fired boiler.

### Council Tax

Payable to Stratford District Council.

Listed in Band C

### Energy Performance Certificate

Current: 51 Potential: 81

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 0JT

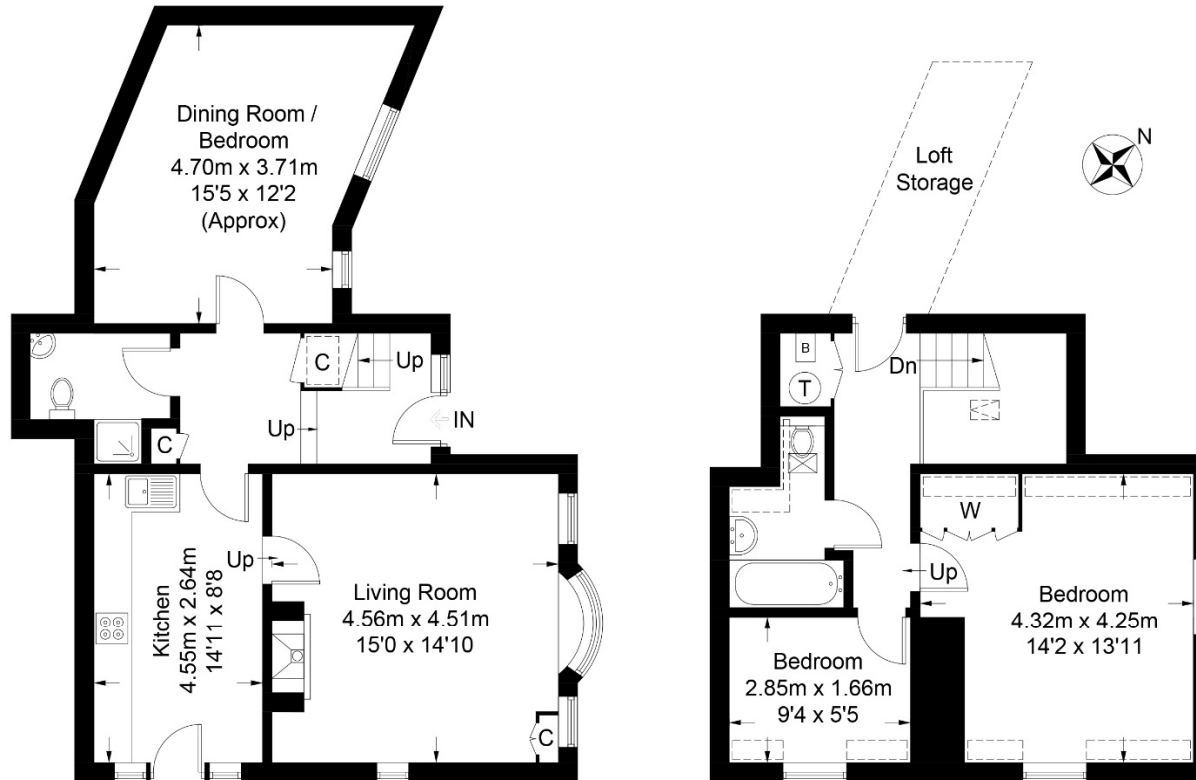
From the village centre and memorial follow Manor Lane in the south-West corner into Manor Lane where the property will be found on the right hand side identified by our For Sale board.

What 3 Words [///reserving.arena.iceberg](http://reserving.arena.iceberg)

### 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.

CS/AJC/2152/12.09.2022



**Ground Floor**  
65.1 sq m / 701 sq ft

**First Floor**  
43.1 sq m / 464 sq ft

Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID896858)

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