



DENESIDE, KINETON

COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**DENESIDE  
BANBURY STREET  
KINETON  
WARWICKSHIRE  
CV35 0JS**

11 miles to Stratford-upon-Avon & Banbury  
11 miles to Warwick and Leamington Spa  
3.5 miles to Junction 12 of the M40 motorway  
at Gaydon

**A IMPOSING CENTRAL VILLAGE  
PERIOD DETACHED FOUR STOREY  
HOUSE WITH GARDENS REACHING  
DOWN TO THE RIVER DENE**

- Entrance Hall
- Sitting Room
- Living Room
- Kitchen Breakfast Room
- Utility Room
- Guest WC
- Four Bedrooms
- Bathroom
- South facing Garden
- Summerhouse
- EPC Rating F

**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.

**Deneside** occupies a prominent position in the centre of the village, within easy walking distance of the local facilities and schools. Arranged over four floors, the property comprises a period Stone built detached house, understood to date back to the 1840's with later single storey extensions to the rear. To the lower ground floor a spacious living room with solid fuel stove, opens to the South facing terrace running the full width of the property. The delightful, mature gardens are of particular note, reaching down to the banks of the River Dene.

## GROUND FLOOR

**Entrance Hall** With staircase to first floor. **Office** with window to front and Built-in airing cupboard with hot water cylinder. **Sitting Room** double aspect to front and rear, open fireplace with ornamental surround and exposed beams to ceiling. **Bathroom** with outlook to rear, panelled bath, enclosed shower cubicle, wash hand basin, WC, towel radiator and extractor fan.

## LOWER GROUND FLOOR

**Living Room** with outlook to the rear of the property and glazed double doors opening to garden. Fireplace with solid fuel stove, built-in cupboards and shelving either side, exposed beams to ceiling and understairs storage cupboard. **Kitchen/Breakfast Room** fitted with matching units under wood effect work tops including; inset stainless steel 1 1/2 bowl single drainer sink, integrated dishwasher, inset four ring electric hob

with built-in double electric oven under. Range of matching wall cupboards over and cupboard to existing fireplace houses oil fired boiler. **Utility Room** with outlook and part-glazed door opening to rear garden plus further part-glazed door opening to side passage and steps rising to Banbury Street. Fitted with a single worktop to one wall, space and plumbing for washing machine and tumble dryer and range of built-in storage cupboards to opposite wall. **Guest WC** close coupled WC, wall-mounted wash hand basin and obscured window to rear.

## FIRST FLOOR

**Bedroom One** double aspect to front and rear and walk-in storage cupboard with shelving. **Bedroom Two** double aspect to front and rear with understairs storage space.

## SECOND FLOOR

**Bedroom Three** double aspect to front and rear with access to loft space. **Bedroom Four** double aspect to front and rear with access to loft space and storage cupboard.

## OUTSIDE

To the side of the property, a pedestrian gate opens to stairs leading down to the Utility Room. To the rear of the property, a landscaped garden includes large paved terrace adjoining the rear of the house, with steps down to lawns, which continues a full length of the garden ending at the banks of the river Dean. Planted with mature flowerbeds, shrubs, and mature trees. **Summerhouse. Garden shed.** 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 an Oil fired boiler in the Kitchen.

### Council Tax

Payable to Stratford District Council.

Listed in Band E

### Energy Performance Certificate

Current: 34 Potential: 75

Band: F

### 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 village centre proceed South-East along Banbury Street passing the village convenience stores where the property will be found on the right-hand side identified by our For Sale board.

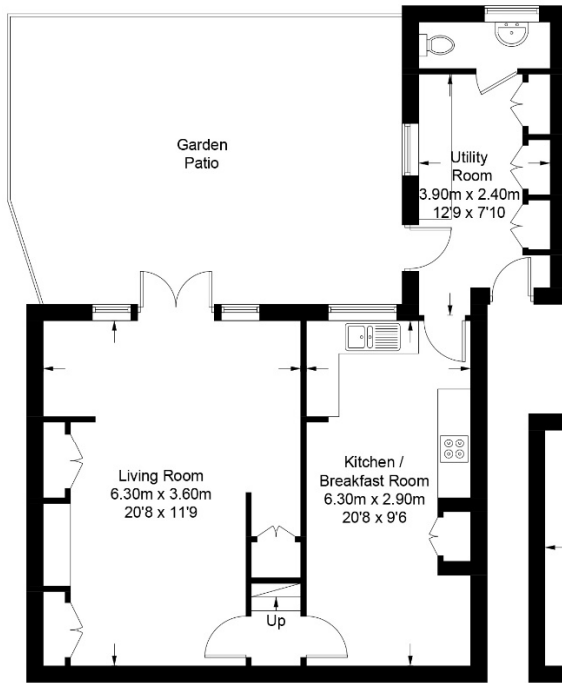
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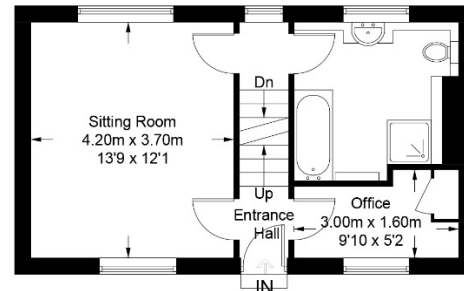
### IMPORTANT NOTICE

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.

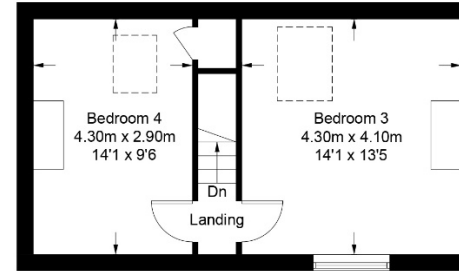
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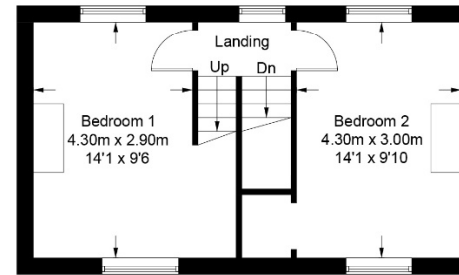
Lower Ground Floor



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 162.5 sq m / 1749 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID952364)

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