



NOOK HOUSE, KINETON

COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**NOOK HOUSE  
MILL LANE  
KINETON  
WARWICKSHIRE  
CV35**

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 MODERN DETACHED THREE  
BEDROOM HOUSE IN A QUIET BACK  
STREET LOCATED IN THE HEART OF  
THE VILLAGE**

- Entrance Hall
- Inner Hall
- Living/Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Gardens front & rear
- Driveway & Half Garage
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
[sales@colebrookseccombes.co.uk](mailto: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.

**Nook House** is understood to have been constructed circa 1973 and forms one of several detached brick built houses and bungalows in the centre of the village in a quiet back street. The property is understood to have been in the same ownership for more than three decades. During which time the property has undergone extension, reconfiguration and improvements both internally and externally.

Conversion of the former integral garage and a single storey extension to the rear of the property provides additional reception accommodation, whilst to the front of the property additional land adjoining the driveway provides opportunity for additional parking or garage, subject to necessary planning permissions.

## GROUND FLOOR

**Entrance Hall** with quarry tiled floor and opening to **Inner Hall** with wood effect flooring, built-in storage cupboard and high-level meter cupboard. **Living Room** large double aspect room running the full depth of the property with walk-in bay window to front, ornamental fireplace with inset wood effect electric fire, built-in bookshelves and part-wood effect flooring with window to rear garden. Sliding patio doors to **Conservatory** windows to three sides and transparent roof. **Kitchen** fitted with a range of matching units to opposite walls with wood effect worktops, inset 1 1/2 bowl single drainer sink, space for electric cooker, washing machine, undercounter fridge and separate

freezer. Matching wall cupboards over, extractor hood, tiled splash back, tiled floor, outlook to rear garden and understairs storage space.

## FIRST FLOOR

**Landing** with obscured glazed window to side and access to loft space. **Bedroom One** outlook to the rear, range of fitted wardrobes with mirrored sliding doors plus separate airing cupboard. **Bedroom Two** outlook to the front. **Bedroom Three** outlook to the front. **Bathroom** fitted with white suite comprising; panel bath, enclosed shower cubicle with sliding doors, wash hand basin to vanity unit with storage cupboards under and WC to side. Obscured window and extractor fan.

## OUTSIDE

To the front of the property, a landscaped garden has mature, shrubs, bushes, and plants with a block paved driveway providing off-road parking for several vehicles and leading to half **Garage**, with part glazed double doors, electric light and power supply. Outside lighting. Access to the side of the drive leads to gravelled area and personal gate opening to **Side Passage**. Electric light, water supply and door opening to: **Rear Garden** with paved patio adjoining the rear of the property and steps leading up to a landscaped garden, with lawns, flowerbeds and mature, shrubs, and trees. Garden shed. Greenhouse.



## 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 D

### Energy Performance Certificate

Current: 53 Potential: 74

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 0LA

From the village centre proceed East along Banbury Street taking the turning on the left into Mill Lane. Proceed up the hill taking the next left along Mill Lane and the property will be found at the end of the street identified by our For Sale board.

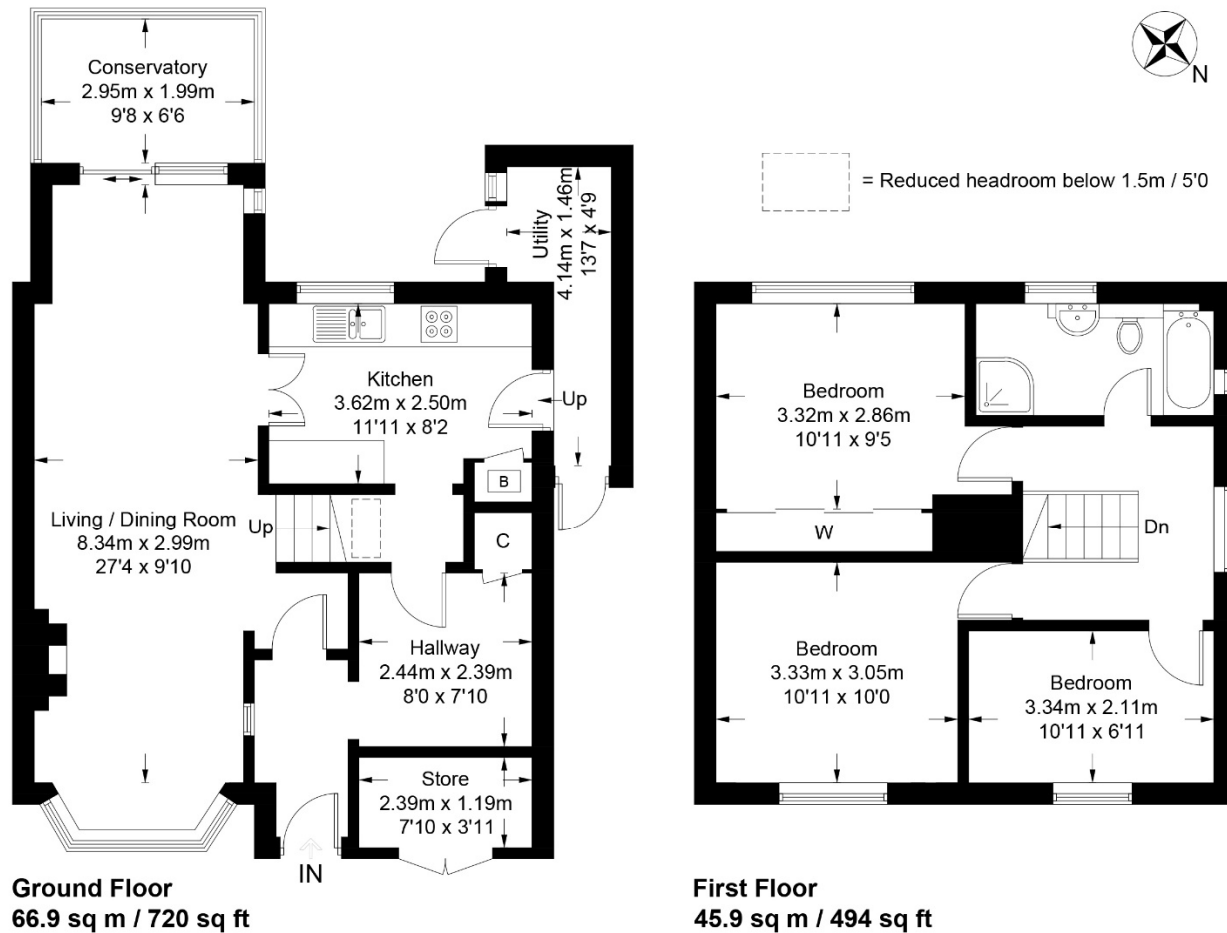
What3Words:

///grape.scored.jacket

### 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.

CS2188/11.04.2023



2 Banbury Street  
Kineton CV35 0JS  
01926 640498  
sales@colebrookseccombes.co.uk

colebrookseccombes.co.uk

COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT