



HUTTON ROAD, KINETON

COLEBROOK  
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PROPERTY · SALES · LETTINGS · MANAGEMENT



**17 HUTTON ROAD  
KINETON  
WARWICKSHIRE  
CV35 0FE**

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 SUBSTANTIAL DETACHED FOUR  
BEDROOM, THREE BATHROOM  
BLOOR HOME PRESENTED TO AN  
EXCELLENT STANDARD WITH  
DOUBLE GARAGE AND PARKING**

- Entrance Hall
- Guest WC
- Study
- Family Room
- Sitting Room
- Kitchen Dining Room
- Utility Room
- Four Bedrooms
- Three Bathrooms
- Enclosed West facing Garden
- Driveway & Double Garage
- EPC Rating B

**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.

**17 Hutton Road** was completed by Messrs Bloor Homes in 2017 and is situated in the desirable and popular Kineton Meadows development with walking distance of the local facilities. The property is understood to have been completed to the Woodchester SP1 design and one of the largest houses on the development. The property has been beautifully maintained and presented by the owners who since purchasing from new have enhanced and improved the property. The stylish and modern accommodation includes an open plan kitchen dining and family room with bi-fold doors to the rear opening to a landscaped west facing rear garden.

## GROUND FLOOR

**Entrance Hall** with part-glazed front door, Amtico oak effect flooring. **Guest WC** with close coupled WC, wall-mounted wash hand basin, extractor fan and Amtico flooring. **Study** outlook to front and fitted with bespoke office furniture including; two desk points, drawers, cupboards, filing cabinets and wall cupboards over. **Sitting Room** with bi-fold doors opening to rear garden and built-in media unit with recess for television, sound bar and log effect electric fire. **Family Room** double aspect to front and side of the property with Amtico oak style flooring continuing through to **Kitchen/Dining Room**. Outlook and bi-fold doors to rear garden, fitted with a range of matching gloss units and matching central island, with oak effect worktops. Integrated double electric oven, fridge freezer and dishwasher. Inset sinks

with mixer tap, inset Rangemaster hob with extractor hood over. Range of drawers and cupboards plus matching wall cupboards. Walk-in under stairs cupboard with electric light. **Utility Room** with single oak effect worktop with sink unit and mixer tap. Space and plumbing for washing machine and tumble dryer. Matching wall cupboards. Part-glazed door to driveway at the side of the property.

## FIRST FLOOR

**Landing** access to loft space, airing cupboard with pressure hot water cylinder. **Bedroom One** outlook to the front, wall-mounted air conditioning unit and walk-in wardrobe room with mirrored sliding doors, shelving and hanging rails. **Ensuite Shower Room** enclosed double shower cubicle with glazed doors, close coupled WC, wall-mounted wash hand basin, towel radiator, Amtico flooring, extractor fan and Velux window to front. **Bedroom Two** outlook to rear and range of built-in full height wardrobe cupboards with sliding doors. **Ensuite Shower Room** includes double shower cubicle with sliding doors, close coupled WC, wall-mounted wash hand basin, obscured window, extractor fan and Amtico flooring. **Bedroom Three** outlook to the front with range of built-in full height wardrobes with mirrored sliding doors. **Bedroom Four** outlook to the rear. **Bathroom** fitted with double ended panelled bath with central mixer tap, close coupled WC, wall-mounted wash hand basin, towel radiator, tile effect Amtico flooring, obscured glazed window and extractor fan.

## OUTSIDE

To the front of the property mature planted flower beds front the pavement with a private drive to the side of the property providing ample parking for several vehicles and leading to detached **Double Garage**, with twin up-and-over doors, fitted electric light, power supply, loft storage space and personal door with window to rear garden. To the rear an enclosed landscaped garden enjoys a westerly aspect and has been planted with flowerbeds to boundaries and a paved terrace, spanning the full length of the property with covered seating area. Outside lighting, water and power supply. Pedestrian gate returns to driveway.



## 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 LPG Gas fired boiler in the Utility Room.

Council Tax

Payable to Stratford District Council.

Listed in Band G

Energy Performance Certificate

Current: 85 Potential: 92

Band: B

Fixtures and Fittings

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

Directions

CV35 0FE

From Kineton centre, proceed along the Southam Road, over the old railway line bridge and at the large roundabout, turn right into Gardiner Road. Proceed into Kineton Meadows and take the left into Hutton Road. Follow the road around to the right where the property will be found on the right.

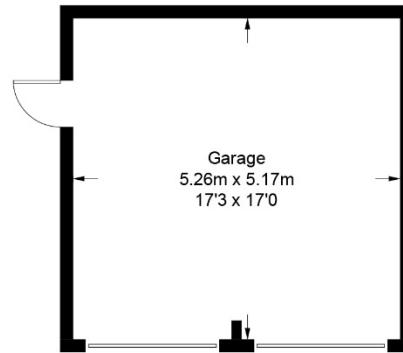
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IMPORTANT NOTICE

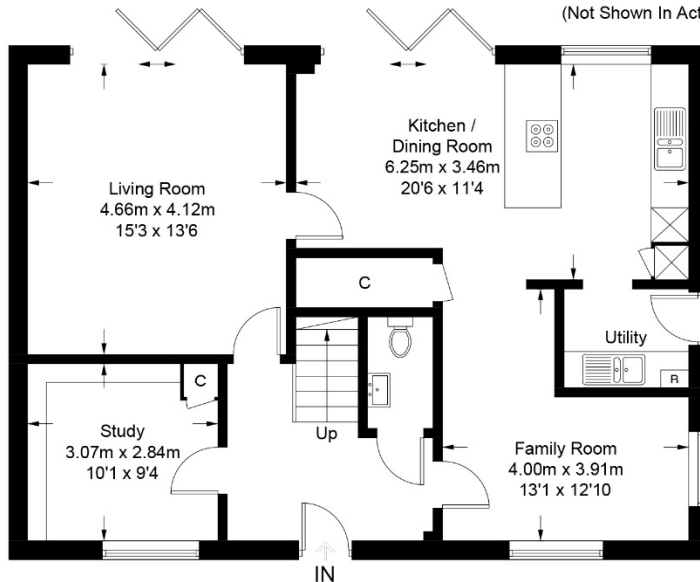
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.

CS2190/26.06.2023

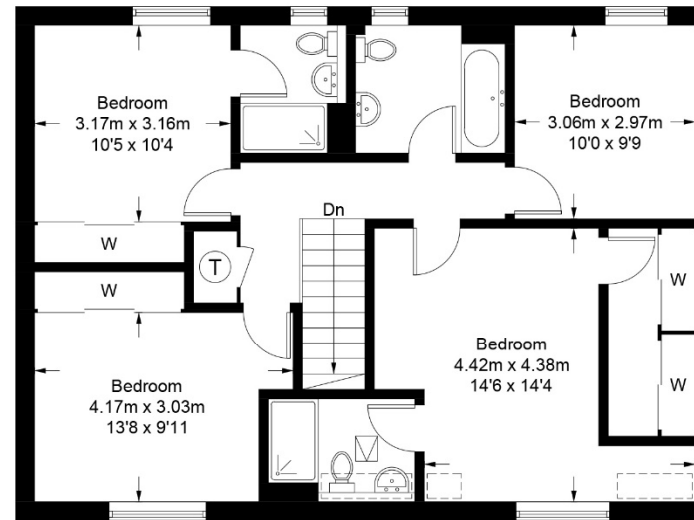


= Reduced headroom below 1.5m / 5'0

(Not Shown In Actual Location / Orientation)



Ground Floor = 82.2 sq m / 885 sq ft



First Floor = 81.1 sq m / 873 sq ft

Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft

Garage = 27 sq m / 291 sq ft

Total = 190.3 sq m / 2049 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID957687)

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