



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**2 WOODLEY HOUSE
WARWICK ROAD
KINETON
WARWICKSHIRE
CV35 0RQ**

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 CONTEMPORARY THREE BEDROOM
TOWNHOUSE STYLE PROPERTY
FORMING PART OF A SELECT
DEVELOPMENT IN THE CENTRE OF
THE VILLAGE**

- Entrance Hall
- Guest WC & Utility Room
- Living Room
- Kitchen Dining Room
- Three Bedrooms
- Bathroom
- Ensuite Shower Room
- Landscaped Garden
- Allocated 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, public house, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals and second homeowners, drawn to the village with its facilities, cafés, 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.

2 Woodley House forms one of ten individual properties in a modern development recently completed. The property is located to the rear of the development with a private enclosed garden which has recently been landscaped.

The property is finished to an excellent standard, with a superb open plan living dining and kitchen with integrated appliances and bi-fold doors opening to the rear garden. To the first floor, three bedrooms share two bathrooms.

GROUND FLOOR

Entrance Hall with stained wood floor and understairs storage cupboard, entry phone system. **Utility & WC** with close coupled WC, wash hand basin with storage under, space and plumbing for washing machine, tiled floor. **Living Room** with window to side, wood flooring and open plan to: **Kitchen Dining Room** with high gloss white kitchen units to two walls under a solid wood worktop. Stainless Steel sink with mixer tap and inset induction hob with extractor hood over. Integrated

appliances including: high level fan oven and combination oven, fridge, freezer and dishwasher.

FIRST FLOOR

Staircase from the entrance hall rises to the first floor landing and: **Bedroom One** with window to side. **Ensuite Shower Room** with enclosed glazed shower cubicle, WC and wall mounted wash hand basin with storage under. Tiled walls, towel radiator, tiled floor, extractor fan. **Bedroom Two** with wardrobes and outlook to the rear of the property. **Bedroom Three** with wardrobes and outlook to the rear of the property. **Bathroom** with white suite including panelled bath with shower over, WC, wall mounted wash hand basin with storage under. Part tiled walls, tiled floor, towel radiator, extractor fan.

OUTSIDE

To the rear of the property an enclosed courtyard garden has been landscaped with paved patio, gravel top dressing and planted flower beds. Outside water supply, power supply and lighting. Pedestrian gate leads to parking area where No.2 has one allocated parking space.





Ground Floor
49 sq m / 527 sq ft

First Floor
55.2 sq m / 594 sq ft

Approximate Gross Internal Area = 104.2 sq m / 1121 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID607711)

GENERAL INFORMATION

Tenure

Leasehold with Vacant Possession.

The property is on a 250 year lease from 2020. Maintenance charge/Ground rent approximately £1040 per annum.

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 Kitchen.

Council Tax

Payable to Stratford District Council.

Listed in Band B

Energy Performance Certificate

Current: 60 Potential: 63 Band: D

Fixtures and Fittings

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

Directions

CV35 0RQ

From the village centre proceed West along the Warwick Road where Woodley House will be found on the right-hand side shortly after the Pharmacy.

What3Words:

///perkily.scrapel.slugs

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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS2207/17.07.2023

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