



KINETON

COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**31 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

**LOCATED AT THE END OF A NO  
THROUGH STREET, A BEAUTIFULLY  
PRESENTED MODERN DETACHED  
FOUR BEDROOM HOUSE WITH  
LANDSCAPED GARDEN AND  
DETACHED GARAGE**

- Entrance Hall
- Guest WC
- Utility Room
- Sitting Room
- Kitchen Dining Room
- Four Bedrooms
- Bathroom
- Ensuite Shower Room
- Enclosed rear Garden
- Driveway & Single 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 and pharmacy. 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 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.

**31 Hutton Road** is understood to have been completed by Messrs. Bloor homes in 2016 and comprises a detached four bedroom two-storey house, which has been beautifully maintained by the current owners. The property is presented to a high, standard inside and out and located in the heart of the development at the end of a quiet no through street. The property has the benefit of private parking to the side with a detached Single Garage. The loft space has been boarded and fitted with lighting providing ample storage space. The gardens have been landscaped to the front and rear and include lighting, water and a power supply.

## GROUND FLOOR

**Entrance Hall** with Kardean wood effect flooring, understairs storage cupboard and staircase rising to the first floor. **Guest WC** fitted with close coupled WC, wall mounted wash hand basin, half tiled walls, tiled floor, obscured window and extractor fan. **Utility** fitted with single worktop, space and plumbing for washing machine and tumble dryer under. Wall-mounted Potterton gas fired boiler over with cupboard to side and extractor fan. **Sitting Room** with walk-in bay window to front and ornamental fireplace with electric fire. **Kitchen/Dining Room** spanning the width of the property with "Kardean" flooring and fitted with a range of matching units under wood effect worktops to two walls, returning to the centre of the room. Inset 1½ bowl single drainer sink with mixer tap, inset four ring electric hob with extractor hood over,

high-level built-in double electric oven, integrated fridge with separate freezer under. Integrated dishwasher, extractor fan, range of drawers and storage cupboards with matching wall cupboards over. Window and glazed double doors opening to rear garden.

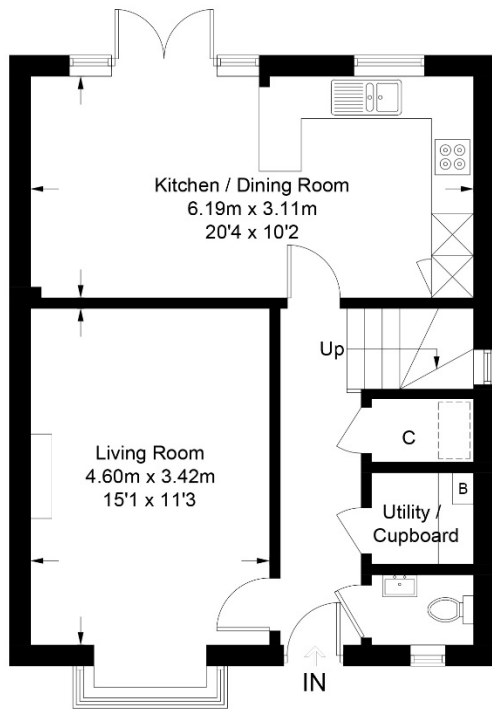
## FIRST FLOOR

**Landing** with built-in storage cupboard with shelving, access to loft which is boarded with electric light. **Bedroom One** built-in full height wardrobe cupboards with mirrored sliding doors and outlook to the rear. **Ensuite Shower Room** fitted with enclosed shower cubicle, close coupled WC, wall-mounted wash hand basin, part-tiled walls, tiled floor, extractor fan and towel radiator. **Bedroom Two** outlook to the front of the property. **Bedroom Three** outlook to the rear of the property. **Bedroom Four** outlook to the front of the property. **Bathroom** fitted with white panelled bath with central mixer tap and shower attachment, close coupled WC, wall-mounted wash hand basin, enclosed shower cubicle, towel radiator, tiled floor, part-tiled walls and extractor fan.

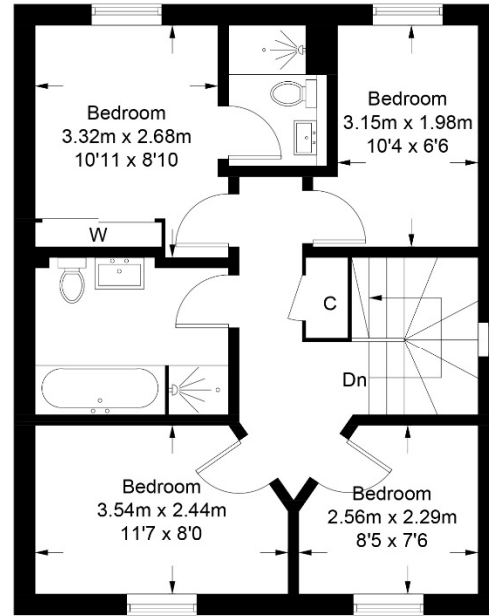
## OUTSIDE

To the front of the property, a low maintenance garden adjoins the cul-de-sac with planted flowerbeds and outdoor lighting. To the side of the property, a private drive provides parking and leads to **Single Garage** with up-and-over door, fitted electric light, power supply and personal door opening to: **Rear Garden**- enclosed and landscaped with a paved patio, adjoining the rear of the property, pedestrian gate returning to driveway, ornamental flowerbeds to borders outside. Lighting and outside water supply.





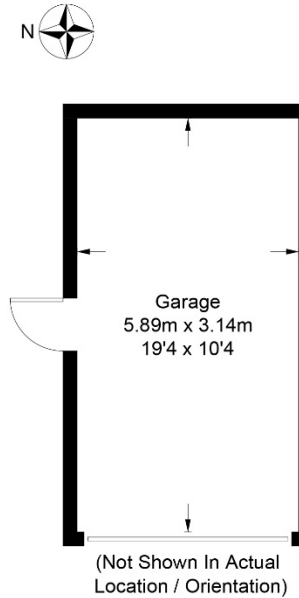
**Ground Floor**  
52.3 sq m / 563 sq ft



**First Floor**  
51.0 sq m / 549 sq ft

Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft  
Garage = 18.6 sq m / 200 sq ft  
Total = 121.9 sq m / 1312 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1004690)



## 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 E

Energy Performance Certificate

Current: 84 Potential: 94

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. Turn into the block paved drive after No. 43 where the property will be found at the end of the street, identified by our For Sale board.

What3Words:

///frames.trickles.cheat

**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.

CS2213/12.09.2022

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