



KINETON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**MILL HOUSE COTTAGE
BANBURY ROAD
KINETON
WARWICKSHIRE
CV35 0JZ**

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

**AN INDIVIDUAL DETACHED THREE
BEDROOM COTTAGE IN A
PROMINENT CENTRAL VILLAGE
LOCATION WITH TERRACED GARDEN**

- Entrance Hall
- Sitting Room
- Kitchen Breakfast Room
- Dining Room
- Utility Room
- Cloakroom
- Three Bedrooms
- Bathroom
- Ensuite Shower Room
- Garden
- Garage
- 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 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.

Mill House Cottage occupies a prominent position on the corner of Banbury Road and Mill Lane and forms part of the attractive street scene in Kineton village.

The property is understood to have been in the same ownership for the last six decades, during which time, the property has been extended, reconfigured and improved, resulting in the well proportioned character house that stands today.

The property offers opportunity for modernisation and improvement in this desirable central village location.

GROUND FLOOR

Entrance Hall with part-glazed front door, staircase to first floor and wood panelling. **Sitting Room** outlook to the front of the property, tiled fireplace with matching hearth and inset electric fire, obscured glazed door with matching glazed panels to side and above. **Kitchen/Breakfast Room** outlook to the rear, fitted with matching wood units to two walls under L-shaped worktop. Inset stainless steel 1 1/2 bowl single drainer sink with mixer tap, inset electric hob with extractor hood over, built-in high-level double electric oven, range of cupboards and drawers under with matching wall cupboards over, space for fridge freezer, space and plumbing for dishwasher, further worktop with storage drawers under and cupboard over. Tiled walls and archway continues to. **Dining Room** with parquet

flooring and roof lights. **Utility Room** with glazed patio doors opening to rear garden and part-glazed door returning to the front of the property. Built-in storage cupboard, space and plumbing for washing machine with high-level worktop to side and cupboards under. Built-in single worktop with storage cupboards and drawers under. Connecting door from the Dining Room opens to **Garage**. Double doors opening to Banbury Street. Belfast sink with worktop to side, floor-standing oil fired boiler and range of built-in cupboards. **Cloakroom** fitted with close coupled WC, wall-mounted wash hand basin and extractor fan.

FIRST FLOOR

Landing with access to loft space. **Bedroom One** double aspect to side and rear of the property, built-in full height wardrobe cupboard with sliding doors. **Ensuite Shower Room** fitted with shower cubicle with glazed sliding doors and electric shower, pedestal wash hand basin, close coupled WC, extractor fan and part-tiled walls. **Bedroom Two** double aspect to front and side of the property, range of built-in full height wardrobe cupboards and over stairs storage cupboard. **Bedroom Three** outlook to the front of the property, built in full height wardrobe cupboards with sliding doors and additional built-in airing cupboard with hot water cylinder. **Bathroom**. fitted with matching suite including panelled bath, close couple WC and pedestal wash hand basin. Tiled walls and Velux window.

OUTSIDE

To the front of the property, a low-level wall with pedestrian gate opens to paved pathway leading to entrance portico and front door. To the rear of the property, an enclosed landscaped garden is split-level with paved patio adjoining the rear of the property and **Garden Shed**. Steps lead up to further patio and lawn with ornamental flowerbeds to borders. Feature stone wall and steps leading up to greenhouse. Pedestrian gate to the end of the garden opens to Mill Lane. Outside lights to front and rear, outside water supply to rear. On street parking only. No EV charging point.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected to the property. The central heating system is oil-fired with a boiler in the utility room. Secondary heating: electric fire. Ofcom Broadband availability information: Standard, Superfast. Ofcom mobile phone coverage information: EE, 3, O2, Vodafone.

Council Tax

Payable to Stratford District Council.

Listed in Band D

Energy Performance Certificate

Current: 44 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 0JZ

From the village centre proceed South along Banbury Street passing the shops and facilities. At the corner of Banbury Street, Banbury Road and Mill Lane the property will be found on the left hand side.

What3Words: ///captions.nerve.reinvest

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.

CS2218/18.01.2024

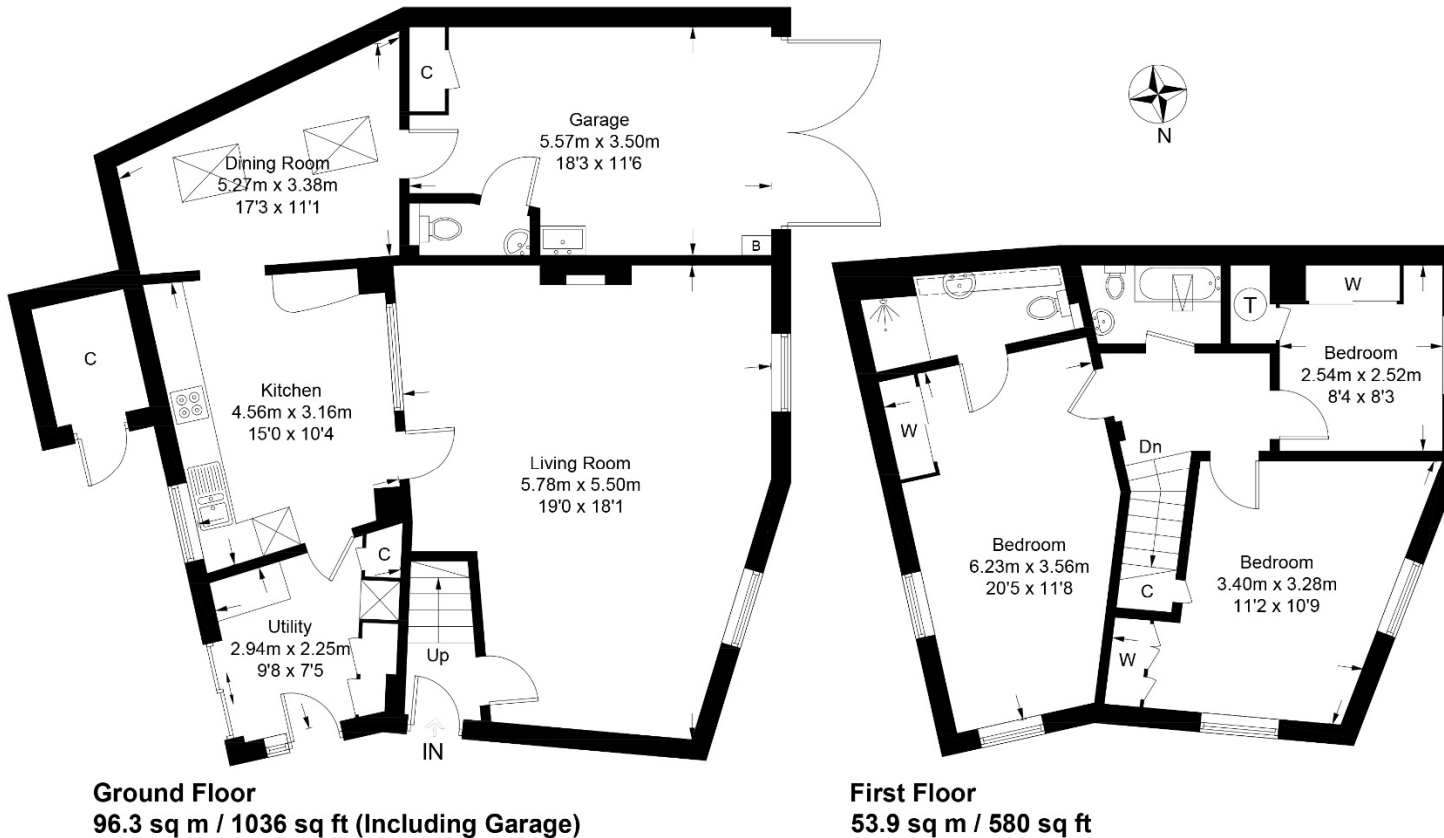


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1018867)

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