



LITTLE KINETON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**3 THE COURTYARD
NORTON GRANGE
LITTLE KINETON
WARWICKSHIRE
CV35 0DP**

½ mile from Kineton village centre
10 miles to Stratford-upon-Avon
11 miles to Warwick and Leamington Spa
4 miles to Junction 12 of the M40 motorway at
Gaydon

**A SUBSTANTIAL & SPACIOUS TWO
BEDROOM MEWS PROPERTY
LOCATED IN A PRIVATE RESIDENTIAL
ESTATE WITH SOUTH FACING
PRIVATE COURTYARD GARDEN TO
THE REAR.**

- Entrance Hall
- Guest WC
- Living Room
- Kitchen Breakfast Room
- Study Area
- Two Bedrooms
- Ensuite Shower Room
- Ensuite Bathroom
- Courtyard Garden
- Garage & Parking
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Little Kineton lies approximately ½ mile to the South of Kineton, a popular well served village with a number of shops for daily requirements including post office, two general stores, bakers pharmacy, opticians, hairdressers, and vets practice. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public house, sports club, primary and secondary schools.

The village enjoys a close, active community a diverse population of all ages, drawn to the village for its facilities, café, 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, recreational, leisure facilities and supermarkets.

3 The Courtyard forms one of several mews style properties in an attractive quadrant, understood to have formerly been part of the coach houses and stables for the former Norton Grange Mansion House.

No.3 occupies an enviable position on the Southern side of the quadrant with a private South facing courtyard garden to the rear. Understood to have been converted in the 1990's the property is maintained and presented to an excellent standard. the property benefits from spacious accommodation over the two floors with large bedrooms, living room and two ensuite washrooms.

GROUND FLOOR

Entrance Hall with staircase rising to first floor. **Guest WC** with close coupled WC, wall-mounted wash hand basin and extractor fan. **Living Room** double aspect to front and rear of the property with glazed double doors opening to garden. Fireplace with inset log burning stove. Archway continues to **Study** area with under stairs storage cupboard. **Kitchen/Breakfast Room** double aspect to front and rear of the property. Fitted with a range of matching units to three walls under a wood effect worktop. Inset stainless steel 1 ½ bowl single drainer sink unit with mixer tap. Inset AEG electric hob with stainless steel extractor hood over. Range of built-in drawers and cupboards under and matching wall cupboards

over. Integrated dishwasher, high-level double electric oven and integrated fridge. Part-tiled splashback, storage shelves and wine rack. Connecting door to garage.

FIRST FLOOR

Landing with window to front and access to loft space. **Bedroom One** double aspect to front and rear of the property with feature beam to ceiling. **Ensuite Bathroom** fitted with matching white suite comprising; panelled bath, large walk-in shower with glazed screen, WC with concealed cistern and wash hand basin set to vanity unit. Tiled floor, towel radiator, extractor fan and window to rear. **Bedroom Two** double aspect to front and rear of the property with feature beam to ceiling, range of built-in wardrobe cupboards and built-in airing cupboard. **Ensuite Shower Room** fitted with close coupled WC, pedestal wash hand basin and enclosed shower cubicle with glazed door. Towel radiator and extractor fan.

OUTSIDE

3 The Courtyard owns a section of the courtyard to the front of the property, which is laid to gravel with a paved pathway leading to front door. Outside light.

To the rear of the property, a paved courtyard garden enjoys a southerly aspect with mature shrubs and plants. Block paved parking area for one vehicle leads to integral **Garage** with single up-over door and personal door returning to the Kitchen/Breakfast Room. Window to front and fitted with a single worktop with space and plumbing for washing machine. Wall mounted electric boiler. Fitted light and power supply.

No.3 has one allocated parking space in the nearby car park.

The property has access to the residents Norton Grange playing field located just beyond the car park.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

NB- The property forms part of the Norton Grange Resident Association with an annual charge of £300.

NB- The Courtyard residents association levy a charge of approximately £50pa for the courtyard.

Services

Mains water, drainage and electricity are connected.

Electric boiler central heating.

Ofcom Broadband availability: *Superfast*.

Ofcom Mobile coverage: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 41 Potential: 60 Band: E

Fixtures and Fittings

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

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

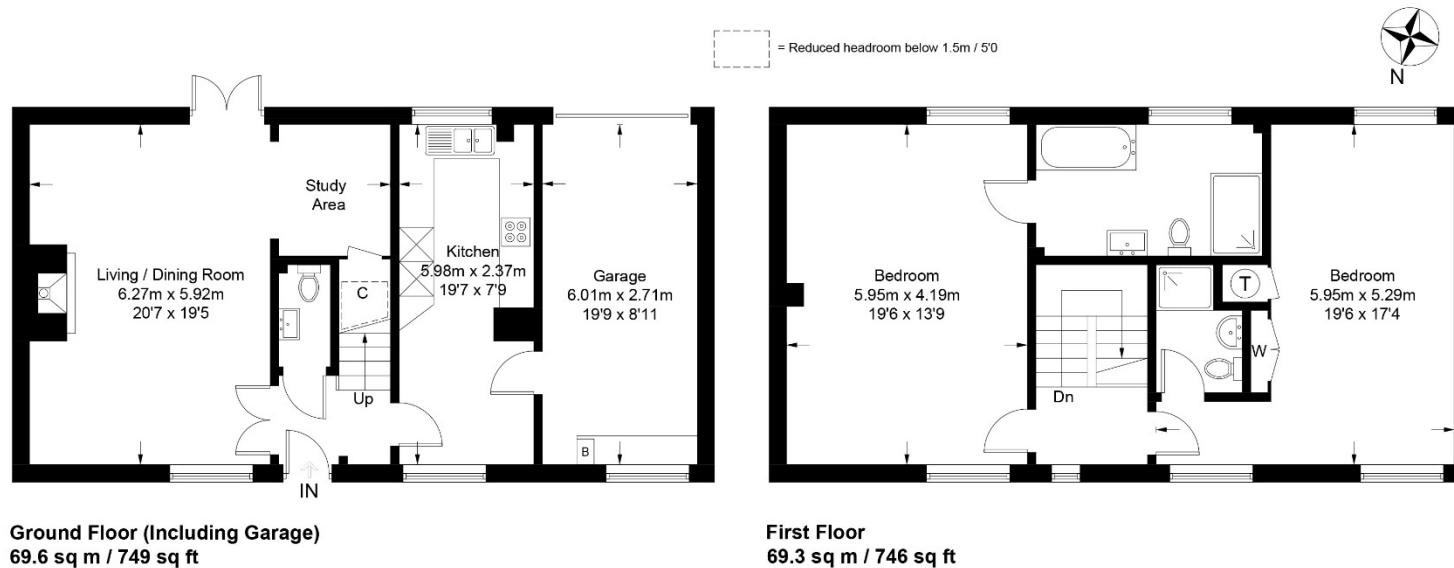
Directions

postcode CV35 ODP

From the village centre South along Bridge Street and continue into Little Kineton. The entrance to Norton Grange will be found on the right hand side. The property will be found on the right hand side upon entering Norton Grange

What3Words:

///immune.goat.bland
CS2236/08.05.2024



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.

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