



BUTLERS MARSTON

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PROPERTY · SALES · LETTINGS · MANAGEMENT



**1 BARN HILL COURT  
KENNEL HILL  
BUTLERS MARSTON  
WARWICKSHIRE  
CV35 0NB**

1 mile from Kineton  
9 miles to Stratford-upon-Avon  
12 miles to Warwick and Leamington Spa  
5 miles to Junction 12 of the M40 motorway at  
Gaydon

**A CONTEMPORARY DETACHED  
MODERN HOME FORMING ONE OF  
THREE ON A SELECT DEVELOPMENT  
OF STYLISH NEW HOMES IN A  
PICTURESQUE VILLAGE**

- Reception Hall
- Utility Store
- Kitchen Living Room
- Principal Bedroom suite
- Two additional double bedrooms
- Bathroom
- Enclosed Garden
- Double Garage & Parking
- Solar Panels
- EV Charging Point
- EPC Rating B

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



**Butlers Marston** 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 veterinary 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.

**Barn Hill Court** is located on the outskirts of this picture South works at Village Barn Hill Court is a new build development of just three individual bespoke detached properties, finished to an exceptional level. Number One comprises a two-storey contemporary home, with bright spacious accommodation including a superb open plan Kitchen/Living Room with vaulted ceiling and a feature full height glazed wall overlooking the rear garden.

Particular attention has been paid to the efficiency and running costs of the property demonstrated with an energy rating of band B, helped by the high levels of insulation, air source heating and solar panels to the roof of the property.

## GROUND FLOOR

**Reception Hall** with engineered wood floor and windows either side of the front door. **Utility Cupboard** with space and plumbing for washing machine and tumble dryer and solar panel control centre. Under stairs walk-in storage cupboard with pressure hot water cylinder, fitted electric light and underfloor heating manifold. **Kitchen/Living Room** is a superb vaulted, bright and airy, triple aspect room with double doors opening to the rear garden. Fitted with a contemporary kitchen under quartz work surfaces, including inset stainless steel 1 ½ bowl sink with Quooker tap over, built-in electric oven plus combination microwave oven. Range of built-in cupboards

and drawers, integrated dishwasher, full height fridge and matching freezer. Central island and breakfast bar with induction hob, integrated extractor system and range of storage and cutlery drawers under. Tiled floor and extractor fan. **Bedroom Three** double aspect to front and side of the property with engineered wood floor and wardrobe with electric light. **Bedroom Two/Reception Room** outlook to the front of the property and engineered wood floor. **Bathroom** fitted with a panelled bath with mixer tap and separate shower attachment, wall mounted wash hand basin, WC with concealed system, tiled floor, radiator, obscured glazed window, extractor fan and illuminated mirror light.

## FIRST FLOOR

**Landing** with Velux window. **Principal Bedroom Suite** with dressing area and built-in double wardrobe with electric light. Double aspect to either side of the property. **Ensuite Shower Room** fitted with enclosed shower cubicle with tiled walls and glazed door, wall mounted wash hand basin, WC with concealed system, tiled floor, towel radiator, window and illuminated mirror light.

## OUTSIDE

A shared block paved courtyard leads to the front door with outside lighting. To the rear of the property an enclosed garden is laid to lawn with paved terrace running the full width of the property. Pedestrian access either side returning to the courtyard at the front of the property or driveway and parking area. **Double Garage** with electric up and over door, fitted light and power supply. EV charger and 3 phase supply.







## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession. NB there is a small maintenance charge to be confirmed for the communal courtyard and parking area. EV charger.

### Services

Mains water, drainage and electricity are connected. Central heating provided by Air Source heat pump. Ofcom Broadband availability: *Superfast*. Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

### Council Tax

Payable to Stratford District Council, Listed in Band F  
Energy Performance Certificate  
Current: 89 Potential: 91 Band: B

### 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

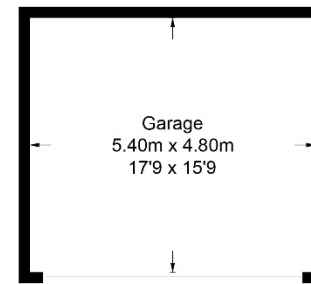
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From Kineton leave the village South along Bridge Street, passing through Little Kineton and into Butlers Marston. Barn Hill Court will be found on the Right-Hand side.

What3Words:

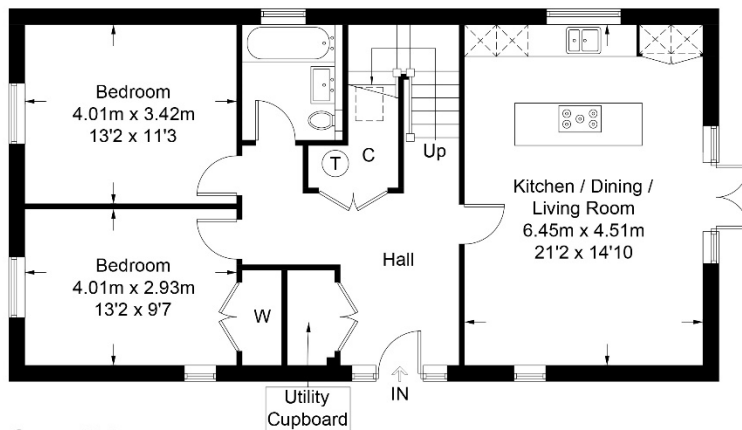
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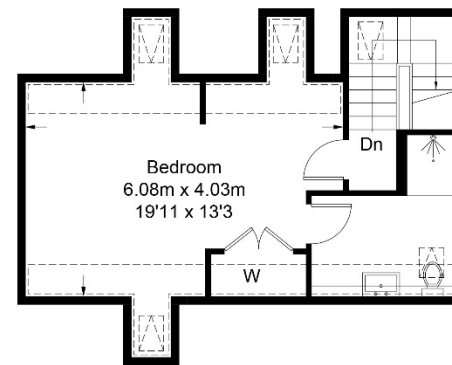


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



**Ground Floor**  
82.9 sq m / 892 sq ft



**First Floor**  
38.6 sq m / 415 sq ft

Approximate Gross Internal Area = 121.5 sq m / 1307 sq ft  
Garage = 25.9 sq m / 279 sq ft  
Total = 147.4 sq m / 1586 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1092047)

### 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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