



LITTLE KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**2 GATEHOUSES
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 SUBSTANTIALLY EXTENDED SEMI-
DETACHED HOUSE PRESENTED TO
AN EXCELLENT STANDARD WITH
SOUTH FACING ENCLOSED GARDEN**

- Entrance Hall
- Sitting Room
- Dining Room or Fourth Bedroom
- Breakfast Room
- Kitchen
- Utility Room
- Study Area
- Three Bedrooms
- Two Shower Rooms
- Enclosed South facing garden
- Driveway, Carport & Single Garage
- EPC Rating D

**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 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.

2 Gatehouses is positioned towards the fringes of this desirable private residential estate and enjoys a rural outlook to the rear, with views over the neighbouring fields and countryside. Understood to have originally been constructed in the mid 1950's, the property has undergone considerable addition and alteration. The current owners of some two decades, during their term of ownership, have replaced the central heating system, windows, landscaped the gardens, extended to the first-floor level and latterly extended the ground floor rear of the property with works being completed in 2022. Now offering versatile accommodation which includes a ground floor shower room and dining room which can be used as a fourth bedroom, the property presents as a substantial, much improved spacious home with mature landscaped south facing gardens to the rear.

GROUND FLOOR

Entrance Hall part-glazed front door and window to side, tiled floor, under stairs storage space. **Dining Room** outlook to the front, feature open fireplace with matching reconstituted stone and wood effect flooring. Glazed double doors open to **Sitting Room**. A spacious part-vaulted room with sliding patio doors opening to the rear garden. Roof lights, wood effect flooring, and a contemporary Scandinavian style log burning stove set to flagstone hearth. Door to Entrance Hall. **Breakfast Room** window to front, tiled floor and space for American style fridge

freezer. **Kitchen** with a range of matching duck egg blue kitchen units under solid wood worktops. Inset four ring electric hob with single stainless steel oven under, matching wall cupboards, ceramic butler sink with mixer tap and space with plumbing for dishwasher and washing machine. Floor standing oil-fired boiler, further range of built-in cupboards, drawers, wine rack, and space for tumble dryer. Glazed display cabinets, tiled floor and double aspect to side and rear with door to garden. **Utility Room** with matching solid wood worktop, inset stainless steel sink and mixer tap. Cupboards under, space for white goods and coats cupboard. **Shower Room** large shower with glazed screen and wall mounted electric shower unit, WC with wash handbasin set to vanity unit with storage under, towel radiator, obscured glazed window, roof light and extractor fan.

FIRST FLOOR

Landing access to loft space. **Study Area** with outlook to the rear and built-in cupboards. **Bedroom One** double aspect to front and rear with glazed sliding doors opening to balcony with attractive outlook over the surrounding fields. Access to loft space. **Bedroom Two** outlook to the front of the property and recess for wardrobe storage space. **Bedroom Three** double aspect to front and rear of the property. **Shower Room** fitted with large walk-in shower with glazed shower screen and multi-head shower, wall-mounted wash hand basin and close coupled WC, towel radiator, double aspect to side and rear of the property.

OUTSIDE

To the front of the property, a tarmac driveway with parking leads to paved path and entrance portico over the front door with outside lighting. **Single Garage** with up-and-over door, fitted electric light and power supply. Small lawned front garden with mature shrubs to the side of the property. double gates open to paved driveway and leads to carport with outside lighting and water supply. Paved terrace continues with covered hot tub area with power supply. The rear garden is laid predominantly to lawn with paved patio providing a sheltered seating area. To the opposite end of the garden a paved patio has wooden pergola over and power supply. Outside lighting, hot and cold water and power supply. Concealed gated storage area with oil tank.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. Residents must contribute to the Norton Grange Residents Association. 2024/25 charge £200

Services

Mains water, drainage and electricity are connected. Oil fired central-heating. Ofcom Broadband availability: *Superfast*. Ofcom Mobile coverage outdoor- Likely for: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 65 Potential: 75 Band: D

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. NB Neighbours garage & parking adjoins.

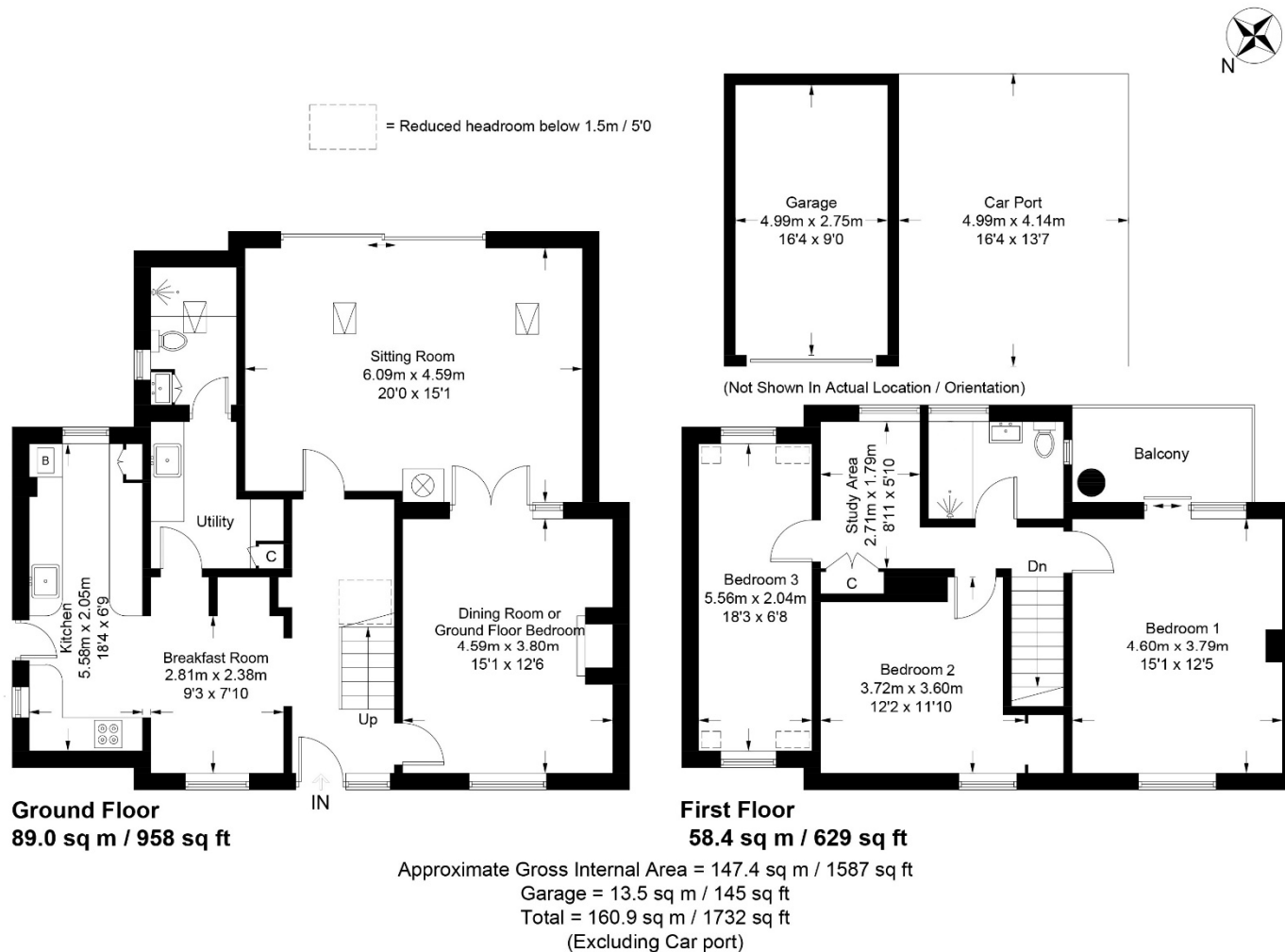
Directions

CV35 ODP

From the village centre South along Bridge Street and continue into Little Kinton. The entrance to Norton Grange will be found on the right hand side. Proceed into Norton Grange and take the turning on the left. Follow the road around to the left where the property will be found identified by our For Sale board.

What3Words:

///disarmed.bluntly.goat
CS/ 2242/19.08.2024



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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