



NORTON GRANGE

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**5 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 MEWS STYLE MID-TERRACE
PROPERTY WITH PRIVATE GARDEN &
PARKING IN A DESIRABLE PRIVATE
RESIDENTIAL ESTATE**

- Entrance Hall
- Guest WC
- Living Room / Study
- Sitting Room
- Kitchen / Dining Room
- Two Bedrooms
- Ensuite Bathroom
- Ensuite Shower Room
- Gardens
- Driveway
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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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 houses, 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.

5 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.5 occupies an enviable position on the Western side of the quadrant with a separate West facing 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, converted former garage to provide an additional living room and two ensuite Bathrooms.

GROUND FLOOR

Entrance Hall with tiled floor and staircase rising to first floor. **Guest WC** fitted with close coupled WC and wall mounted wash hand basin with tiled floor and extractor fan. **Sitting Room** double aspect to front and rear of the property with glazed double doors from the Entrance Hall, feature fireplace with slate hearth and log burning stove. **Kitchen/Dining Room** outlook to the rear of the property and fitted with a range of matching units to two walls under granite L-shaped worktop. Inset stainless steel double bowl sink with drainer to side and mixer tap, inset four ring electric hob with double electric oven under and stainless steel extractor hood over, range of built-in

drawers and cupboards, integrated dishwasher, washing machine and fridge freezer, range of matching wall cupboards over, tiled floor and under stairs storage cupboard with electric light. **Living Room/Study** double aspect to front and rear of the property with glazed double doors opening to the rear and built-in cupboard with electrics.

FIRST FLOOR

Landing with access to loft space and walk-in airing cupboard with electric light and hot water cylinder. **Bedroom One** double aspect to front and rear of the property, range of built in wardrobe cupboards and eaves storage space. **Ensuite Shower Room** fitted with walk-in double shower cubicle with glazed sliding doors, wall mounted wash hand basin and close coupled WC. Obscured glazed window to rear, tiled floor and walls, extractor fan, storage cupboard and towel radiator. **Bedroom Two** double aspect to front and rear of the property with range of built-in wardrobe and storage cupboards. **Ensuite Bathroom** fitted bath with mixer tap and shower attachment, close coupled WC and floor standing wash hand basin with mixer tap. Tiled floor and walls, towel radiator and Velux window to rear.

OUTSIDE

To the front of the property is a landscaped courtyard adjoining the neighbouring properties, with ornamental planters. To the rear of the property a gravel driveway with parking for several vehicles leads to a landscaped and enclosed garden, with gravel area and deck seating area enclosed by double gates and with a paved pathway leading to a paved patio. Timber built shed with window to front.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.

Electric central heating.

Oofcom Broadband availability: *Superfast*.

Oofcom Mobile coverage: *O2, 3, EE, Vodaphone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 64 Potential: 81

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, vendor overseas, significant events.

Directions

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 entrance to The Courtyard will be found on the left hand side set back from the road and through an archway

What3Words:

///laces.salsa.youth

CS/2253/02.09.2024

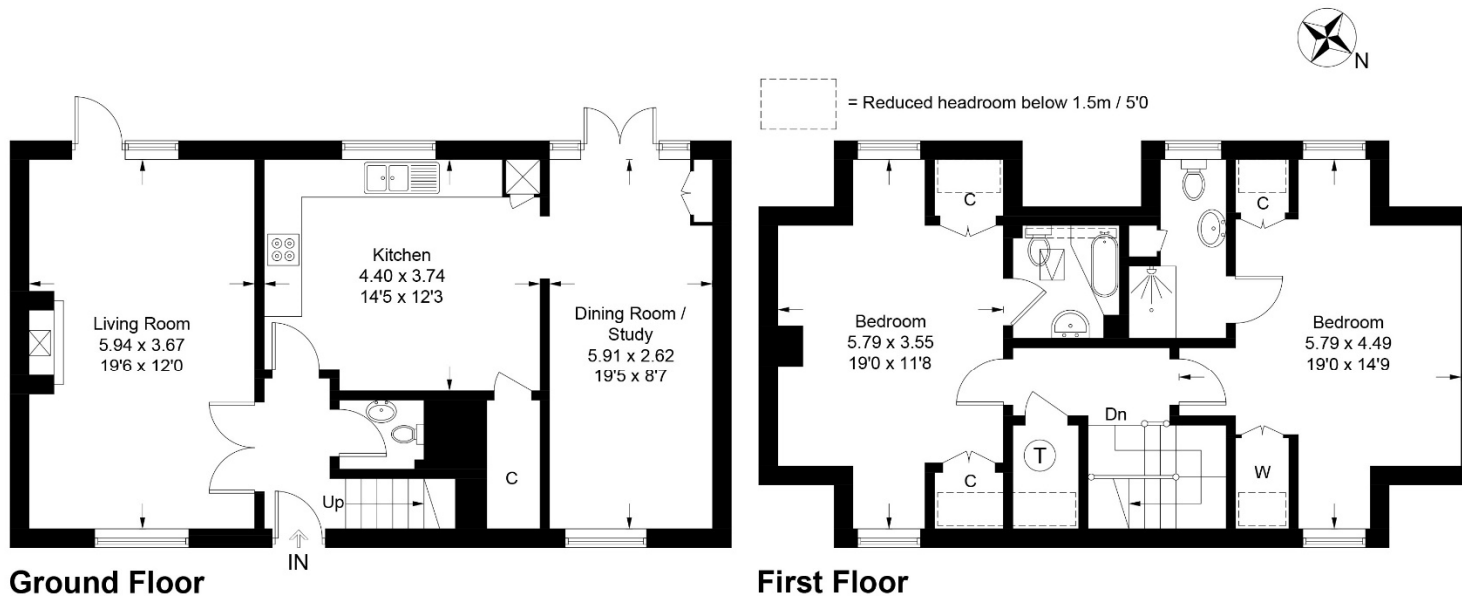


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119282)

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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