



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**21 SHORTACRES
KINETON
WARWICKSHIRE
CV35 0LH**

11 miles to Stratford-upon-Avon
11 miles to Warwick and Leamington Spa
4 miles to Junction 12 of the M40 motorway at
Gaydon

**A WELL-PRESENTED DETACHED
MODERN FOUR BEDROOM HOUSE,
LOCATED IN A POPULAR
RESIDENTIAL AREA WITHIN EASY
REACH OF THE VILLAGE FACILITIES**

- Entrance Hall
- Guest WC
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Four Bedrooms
- Shower Room
- Utility Room
- Landscaped Gardens front and rear
- Driveway
- Half Garage/Store
- Car Port
- 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, two public houses, 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.

21 Shortacres is understood to date back to the early 1970's and forms part of a popular and desirable residential neighbourhood within easy walking distance of the village facilities, shops and schools.

The property has been improved and presented by the current owners to an excellent standard. The beautifully landscaped rear garden is of particular note, which has been carefully planned with sunken patio, ornamental flower beds, water feature, seating areas and a large variety of shrubs, trees and plants.

GROUND FLOOR

Entrance Hall with glazed front door and window to side. Parquet flooring with staircase rising to first floor. **Guest WC** fitted with concealed WC system and storage plus matching wash hand basin set to vanity unit with storage under and mirrors over. Obscured glazed window, towel radiator and parquet flooring. **Sitting Room** outlook to the front of the property with ornamental fireplace and inset coal effect electric fire. Sliding glazed doors open to **Dining Room** outlook to the rear of the property with glazed double doors opening to rear garden. A further connecting door to **Kitchen/Breakfast Room** fitted with a range of matching units to three walls, inset stainless steel 1 1/2 bowl single drainer sink with mixer tap, inset electric hob with built-in microwave oven under and high-level double oven to side, range of drawers,

cupboards and matching wall cupboards over. Integrated fridge, fitted breakfast table with worktop to side, under stairs cupboard with fitted shelving, boiler cupboard and door returning to Entrance Hall.

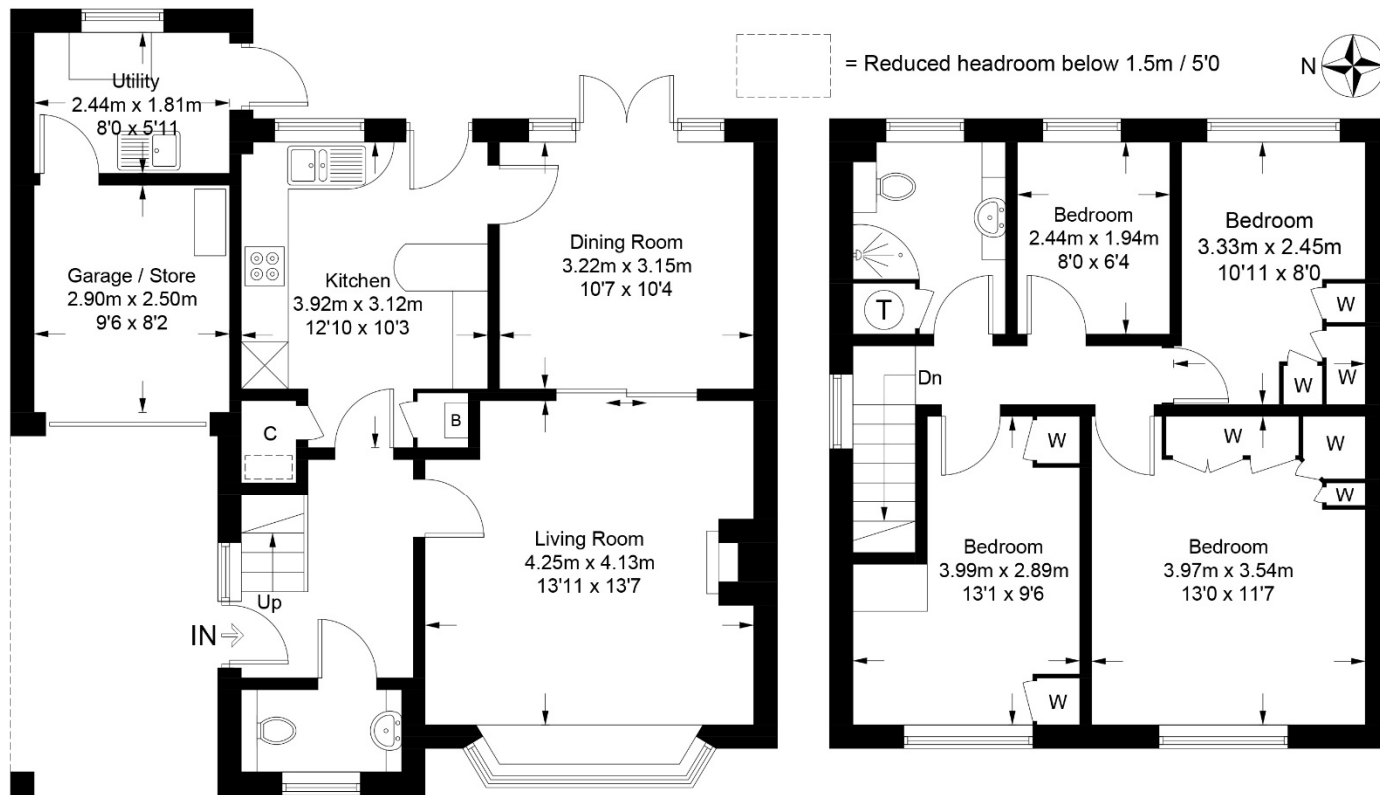
FIRST FLOOR

Landing with window to side and access to loft space. **Bedroom One** outlook to the front of the property and fitted with a range of matching furniture. **Bedroom Two** outlook to the rear of the property and fitted with the range of matching furniture. **Bedroom Three** outlook to the front of the property and fitted with range of matching furniture. **Bedroom Four** outlook to the rear of the property. **Shower Room** fitted with a corner shower cubicle with glazed sliding doors, WC with concealed system and wash hand basin set to vanity unit with storage cupboards beneath and above integrated lighting. Obscured glazed window, towel radiator and built-in airing cupboard.

OUTSIDE

To the front of the property a landscape front garden is laid to lawn with ornamental flowerbeds, trees, shrubs and bushes. A private tarmac driveway provides parking and leads to a carport with electric light and access to front door. **Half Garage/Store** with up-and-over door, fitted electric light and power supply. To the side of the property a pedestrian gate leads to an enclosed rear garden which has been thoughtfully and comprehensively landscaped with ornamental flowerbeds. Split level patios and seating area, feature pond, sunken garden and variety of shrubs, plants, climber and trees. Adjoining the rear of the garage is the **Utility Room** fitted with stainless steel sink with drainer, storage cupboard under, space and plumbing for washing machine, separate worktop, space for fridge freezer and tumble dryer. Window to rear and part-glazed door to garden. Outside lighting and water supply.





Ground Floor (Excluding Garage / Utility)
50.5 sq m / 543 sq ft

First Floor
48.8 sq m / 525 sq ft

Approximate Gross Internal Area = 99.3 sq m / 1068 sq ft
 Garage / Utility = 12.2 sq m / 131 sq ft
 Area = 111.5 sq m / 1199 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1124916)

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.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Oil fired central heating. Boiler is located in the kitchen. Ofcom Broadband availability: *Ultrafast*. Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band E
Energy Performance Certificate
 Current: 47 Potential: 75 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

CV35 0LH

From Kineton centre, proceed South-East on Banbury Street into Banbury Road and take the turning on the left into Mill Lane. Take the first right into Shortacres and right again following the road around, where Number 21 will be found on the right-hand side

What3Words:

///neckline.lobby.good

CS/2251/30.09.2024

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**COLEBROOK
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