



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**11 ADMIRAL COWAN WAY
KINETON
WARWICKSHIRE
CV35 0PY**

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

**LOCATED ON THE OUTSKIRTS OF THE
VILLAGE, A BEAUTIFULLY PRESENTED
FIVE BEDROOM MODERN HOUSE
WHICH HAS BEEN FINISHED TO A
SUPERB STANDARD INSIDE & OUT**

- Entrance Hall
- Guest WC
- Study
- Sitting Room
- Kitchen Breakfast Living Room
- Utility Room
- Five Bedrooms
- Four Bathrooms
- Enclosed south-east facing Garden
- Driveway & Double Garage
- EPC Rating C

**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, pharmacy and butchers. 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.

11 Admiral Cowan Way was completed by Messrs Morris Homes in 2022 and is situated on the outskirts of the development with views from the upper floors onto the surrounding countryside. Built to the Blenheim design, the excellent level of finish includes Villeroy & Bock sanitaryware, Franke 3 in 1 filtered cold and instant hot water tap, integrated Neff appliances, Amtico flooring to the ground floor and bathrooms and balanced accommodation over three floors. The current owners have further enhanced the property with the addition of a Stovax log burning stove, contemporary decoration and presentation, plus comprehensive landscaping and planting of the gardens to the front and rear of the property. The property now offers the benefits of a new house, with the finishing touches resulting in a beautifully presented family size home.

GROUND FLOOR

Entrance Hall with under stairs space and double doors to the Kitchen/Living Room. **Guest WC** fitted with close coupled WC, corner wash hand basin, towel radiator and extractor fan. **Study** window to front. **Sitting Room** double aspect to front and side of the property with Bathstone fireplace, matching hearth and inset Stovax log burning stove. **Kitchen/Living Room** is a spacious double aspect room spanning the full width of the property including bifold doors opening to the rear garden. Range of matching grey kitchen units to three walls under quartz worktops. Inset induction hob with

matching Neff extractor hood over, stainless steel 1 ½ bowl sink with Franke instant hot water and filtered cold water mixer tap. Built-in appliances including fridge freezer, fan oven, combination microwave oven and dishwasher. Variety of built-in cupboards and drawers with matching wall cupboards over and extractor fan. **Utility Room** fitted with matching single Quartz worktop, inset stainless steel single bowl single drainer sink with mixer tap, integrated washing machine, space for tumble dryer and connecting door to Garage.

FIRST FLOOR

Landing with window to front. **Bedroom One** double aspect to side and rear of the property. **Dressing Room** with range of built-in wardrobe cupboards either side. **Ensuite Bathroom** fitted with panelled bath, WC with concealed system, wall-mounted wash hand basin with storage under, double shower cubicle, part-tiled walls, towel radiator and extractor fan. **Bedroom Two** outlook to the front of the property with walk-in bay window and built-in wardrobe cupboard. **Ensuite Shower Room** fitted with enclosed shower cubicle with glazed folding doors, pedestal wash hand basin, close coupled WC, obscured glazed window, extractor fan and towel radiator. **Bedroom Three** outlook to the front of the property. **Bathroom** fitted with panelled bath with mixer tap and separate electric shower over with glazed folding screen. Pedestal wash hand basin, WC with concealed cistern, obscured glazed window, extractor fan, towel radiator and communicating door returning to first floor landing.

SECOND FLOOR

Landing with window to rear and built-in airing cupboard with hot water cylinder. **Bedroom Four** outlook to the rear of the property, range of built-in wardrobe cupboards and access to loft space. **Bedroom Five** outlook to the front of the property. **Shower Room** fitted with enclosed shower cubicle with glazed folding doors, pedestal wash hand basin, WC with concealed cistern, towel radiator and extractor fan.

OUTSIDE

To the front of the property, a landscaped garden has been planted with a range of mature shrubs and trees and continues to the side of the property. Private driveway gives access to **Double Garage** with electric up-and-over door, electric light and power supply, window, part-glazed door to rear garden and wall-mounted gas fired boiler. Pedestrian access leads to enclosed rear garden which has been comprehensively landscaped and planted with a variety of trees, shrubs and flowering plants and enjoys a south-easterly aspect. Adjoining the bi-fold doors to the rear of the Living Room a paved **Sun Terrace**. Outside lighting, power and water supply.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB Annual Willows development maintenance charge of circa £244.28

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by Gas fired boiler in the Garage.

Ofcom Broadband availability: *Ultrafast*.

Ofcom Mobile outdoor coverage limited: *3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council.

Listed in Band G

Energy Performance Certificate

Current: 78 Potential: 85

Band: C

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly 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. The Development is nearing completion.

Directions

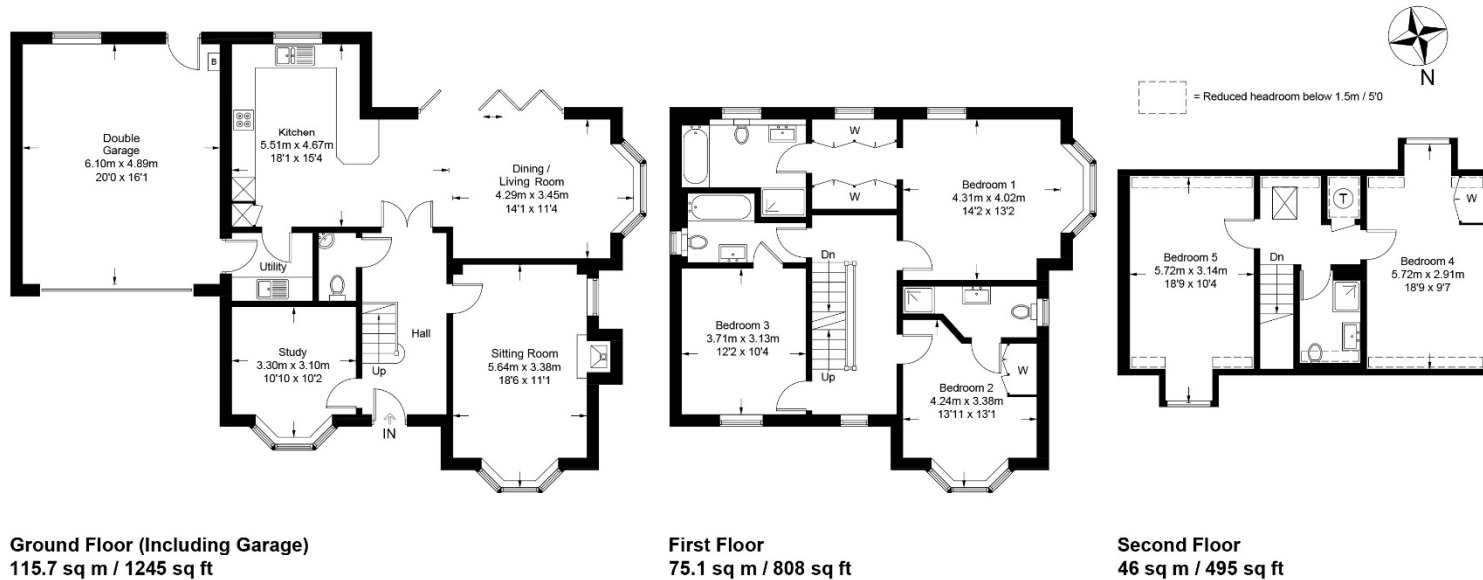
CV35 0PY

From Kineton centre, proceed along Warwick Rd to the outskirts of the village where Admiral Cowan Way will be on the Right hand side. Take the first left where No.11 will be found on the Right hand side.

What3Words

///coasted.depths.exams

CS2258/30.09.2024



Approximate Gross Internal Area = 236.8 sq m / 2548 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1129361)

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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