



LITTLE KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**3 THE COPSE
NORTON GRANGE
LITTLE KINETON
WARWICKSHIRE
CV35 0DS**

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 SPACIOUS SEMI-DETACHED
PROPERTY OVERLOOKING OPEN
COUNTRYSIDE & WITH PLANNING
PERMISSION FOR A TWO STOREY
EXTENSION**

- Entrance & Inner Hall
- Sitting Room
- Dining Room
- Kitchen
- Garden Room
- Three Bedrooms
- Bathroom
- Ensuite Shower Room
- Enclosed Gardens
- Driveway & Single Garage
- Planning Permission 22/03441/FUL
- 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 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.

3 The Copse is set in the highly desirable private residential estate of Norton Grange and occupies an enviable position on the outskirts overlooking open countryside to the rear elevation and garden.

The property forms one of several similar semi-detached and detached mid 20th century two storey houses, many of which have been extended and altered. The current clients have obtained planning permission for a substantial two storey extension to the side and rear of the property resulting in four double bedrooms, one ensuite, family bathroom and large landing study area to the first floor and a superb open plan kitchen and living space to the ground floor.

Full details, plans, elevations and information is available on the Stratford District Council planning website reference number: 22/03441/FUL.

GROUND FLOOR

Entrance Hall double aspect to front and side with flagstone floor continuing to **Inner Hall** with under stairs storage space and built-in cupboard housing hot water cylinder. **Sitting Room** double aspect to front and rear of the property with glazed double doors opening to rear garden, open fireplace with stone hearth and ornamental surround. **Kitchen** fitted with a

range of matching white units under slate effect worktops. Inset single bowl single drainer sink with mixer tap, range of storage cupboards and drawers under, inset four ring electric hob and high-level double electric oven to side. Space and plumbing for dishwasher, washing machine and tumble dryer. Range of built-in shelves, wood effect flooring, triple aspect to front side and rear of the property with roof lantern to ceiling. **Dining Room** with outlook to the side and rear of the property, wood effect flooring and recess. **Garden Room** with windows to three sides and double doors opening to rear garden.

FIRST FLOOR

Bedroom One double aspect to front and side of the property with fitted hanging rail and high-level shelves. **Ensuite Shower Room** fitted with large walk-in shower with glazed shower screen and electric shower unit, WC with concealed system and wall mounted wash hand basin. Towel radiator, extractor fan and outlook to the front of the property. **Bedroom Two** double aspect to front and rear of the property. **Bedroom Three** outlook to the rear of the property and built-in double wardrobe cupboard with hanging rails. **Bathroom** fitted with double-ended freestanding bath with mixer tap and shower attachment, WC with concealed system and wall mounted wash hand basin. Towel radiator, tiled floor and double aspect to side and rear of the property.

OUTSIDE

To the front of the property, a private gravel driveway provides ample parking and leads to front garden laid to lawn with hedging to boundary and pathway to front door. Outside light. To the side of the property pedestrian access opens to an enclosed rear garden, which is laid predominantly to lawn with delightful views over the surrounding fields and countryside. Raised decking area provides a outdoor seating area. **Single Garage** in the adjoining block with parking space in front. Outside lighting and water supply.





Ground Floor
71.9 sq m / 774 sq ft

First Floor
50.9 sq m / 548 sq ft

Approximate Gross Internal Area = 122.8 sq m / 1322 sq ft
Garage = 10.9 sq m / 117 sq ft
Total = 133.7 sq m / 1439 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1143563)

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. NB: Norton Grange Residents Association charge circa £300 pa
Services

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

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 57 Potential: 73 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, significant events.

Directions

CV35 ODS

From Kineton village proceed South out of the village along Bridge Street and into Little Kineton. Follow the road and take the turning on the right into Norton Grange. Proceed straight ahead and follow the road round to the right behind the Mansion House where The Copse will be found and the property identified by our For Sale board.

What3Words:

///cape.evening.seatbelt

CS2260/14.11.2024

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