



2 MILL COTTAGES MILL LANE KINETON WARWICKSHIRE CV35 0LA

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa, within 3½ miles of Junction 12 of the M40 motorway at Gaydon

A CHARMING CHARACTER TWO BEDROOM COTTAGE IN THE HEART OF THE VILLAGE

- Kitchen / Living Room
- Two Bedrooms
- Bathroom
- Good size rear Garden
- Single Garage & Parking space
- EPC Band F

VIEWING STRICTLY BY APPOINTMENT

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Kineton is a large South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public house, sports club, primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

2 Mill Cottages comprises a three-storey mid terrace cottage with an abundance of character and charm including exposed stonework, timbers and large inglenook fireplace. To the rear a delightful cottage garden leads to a detached single garage and parking space for one vehicle.

THE GROUND FLOOR

Kitchen/Living Room with understairs storage, range of kitchen units to two walls including; inset single bowl single drainer sink with mixer tap, integrated washing machine and fridge, inset four ring hob, high-level double electric oven. Range of matching wall cupboards over, slate floor, exposed stonework and beams throughout, inglenook fireplace with solid fuel stove and double aspect to front and rear of the property with part-glazed door opening to garden.

THE FIRST FLOOR

Landing with window to front, exposed beams and stonework.
Bedroom One a large room with two windows to the rear of the

property, exposed beams and stonework. **Bathroom** fitted with matching suite comprising tongue & groove panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, obscured glazed window to front, exposed stonework and beams.

THE SECOND FLOOR

Bedroom Two window to front, built-in storage cupboard with hot water cylinder and access to loft space.

OUTSIDE

To the front of the property, a picket fence with pedestrian access leads to a paved front garden with mature shrubs and plants and outside light. A delightful, enclosed cottage garden is laid predominantly to lawn with mature flower beds, shrubs and a paved patio adjoining rear of the property with timber built shed. Pathway continues the length of the garden to a summer house and storage shed. Pedestrian access to Mill Lane. **Single Garage** with electric light and power supply, personal door to rear and single up-and-over door with parking space beyond.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, and electricity are connected.

Ofcom anticipated Broadband Speed: Superfast

Ofcom anticipated outdoor Mobile reception likely: O2, Vodafone, EE.

Council Tax

Payable to Stratford District Council - Listed in Band B

Energy Performance Certificate

Current: 36 Potential: 86 Band: F

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, significant events. NB there is a flying freehold from the neighbouring property.

Directions

CV35 0LA

From the village hall follow Mill Street into Mill Lane where the property will be found overlooking an area of grassland and identified by our For Sale board.

What3Words:

///restores.yummy.tomb

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, measurements or distances we have referred to are given as a guide only and are not precise.

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