



KINETON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**45 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

**A MODERN DETACHED THREE
BEDROOM, THREE BATHROOM
SUPERBLY PRESENTED HOUSE WITH
SOUTH-WEST FACING GARDEN,
GARAGE AND PRIVATE DRIVEWAY**

- Entrance Hall
- Guest WC
- Sitting Room
- Kitchen Dining Room
- Conservatory
- Utility Room
- Three Bedrooms
- Bathroom
- Two Ensuite Shower Rooms
- South-West facing garden
- Driveway & Single 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 and pharmacy. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, public house, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals, retirement and second homeowners, drawn to the village with its facilities and location. 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.

The village is well situated for commuters to London and the West Midlands with the M40 at Junction 12 and the mainline railway to London Marylebone takes approximately 1 hour from nearby Banbury.

45 Admiral Cowan Way, constructed by messes Morris Holmes in approximately 2023, is one of three detached houses in a small cul-de-sac which forms part of the popular Willows development on the outskirts of the village. The Property presents to an excellent standard throughout with subsequent enhancements by the current owners including the addition of a Conservatory, landscaping of the south-west facing garden and upgraded integral appliances to the Kitchen. The property benefits from a private driveway with electric car charging point leading to a detached Garage.

GROUND FLOOR

Entrance Hall with windows to front and staircase to first floor. **Guest WC** with close coupled WC, pedestal wash hand basin and extractor fan. **Sitting Room** double aspect to front and side of the property. **Kitchen Dining Room** double aspect to front and side of the property, fitted with matching light grey units under a quartz L-shaped worktop to two walls. Inset 1 ½ bowl stainless steel sink with mixer tap, induction hob with extractor hood over, range of drawers and cupboards under and integrated dishwasher. Matching units opposite incorporating microwave oven, conventional oven, fridge and

freezer. Bi-fold doors open to **Conservatory** with glazing to three sides and part-glazed roof, double doors opening to garden. **Utility Room** fitted with a single quartz worktop with inset stainless steel single bowl single drainer sink with mixer tap. Cupboards under and above including wall mounted gas fire boiler. Space and plumbing for washing machine and tumble dryer. Extractor fan, part glazed door to driveway at the rear of the property and under stairs storage cupboard with fitted electric light.

FIRST FLOOR

Landing outlook to the rear of the property, access to loft space and built-in cupboard with hot water cylinder. **Bedroom One** double aspect to front and side of the property, range of built-in wardrobes with hanging rail and storage shelving. **Ensuite Shower Room** with walk-in shower with glazed screen, close coupled WC, pedestal wash hand basin, obscured glazed window and extractor fan. **Bedroom Two** double aspect to front and side of the property and range of built-in wardrobes. **Ensuite Shower Room** with enclosed shower cubicle with glazed sliding doors, pedestal wash hand basin, close coupled WC, obscured glazed window and extractor fan. **Bedroom Three** outlook to the side of the property. **Bathroom** fitted with panelled bath with mixer tap, pedestal wash hand basin, close coupled WC, obscured glazed window and extractor fan.

OUTSIDE

To the front of the property, a low-level hedge with paved path leads to **Entrance Portico** and front door with outside light. Access to the rear of the property leads to private driveway with parking and to a **Single Garage** with up-and-over door, fitted electric light, power supply and storage to roof space. Pedestrian gate from the driveway leads to an enclosed rear garden with paved patio joining the rear of the property and Conservatory, leading round to the rear of the Garage with a second terrace. Planted with a mixture of shrubs, trees and plants to the borders, the garden has been professionally landscaped with an ornamental lawn and flowerbeds. Outside lighting and water supply.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB Annual Willows development maintenance charge of circa £250

Services

Mains water, drainage and electricity are connected.
Gas fired central heating boiler in the utility.
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: 75 Potential: 88 Band: C

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

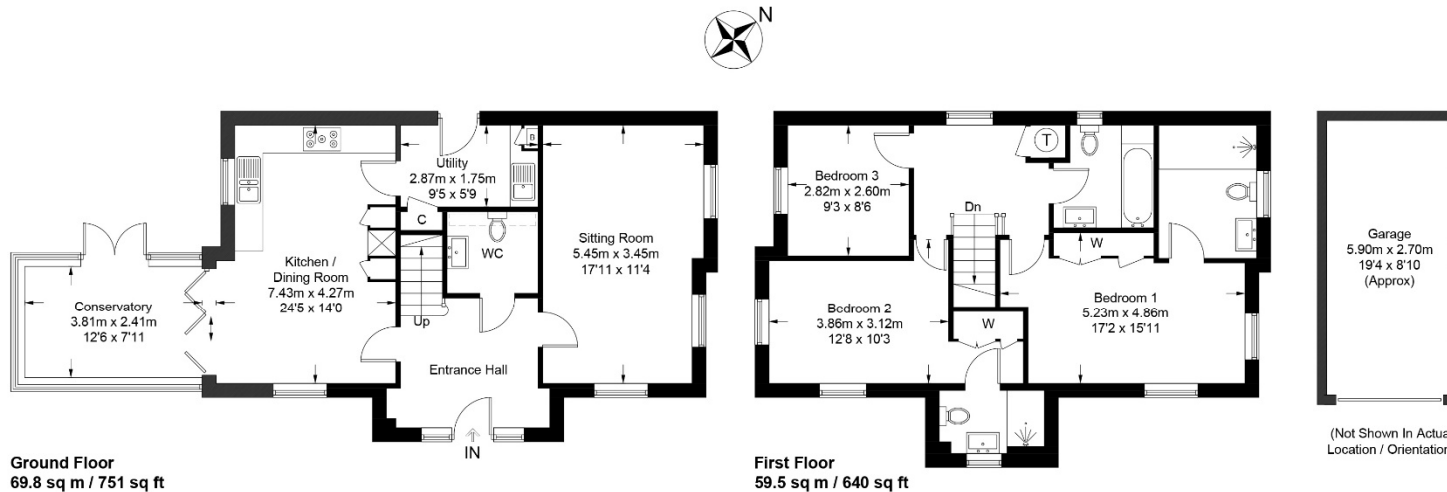
CV35 0PY

From the village centre proceed West along Warwick Road, where the turning into Admiral Cowan Way will be found towards the outskirts of the village on the right hand side. Continue along the road where the property will be found on the left hand side.

What3Words:

///prefer.packing.feuds

CS-2281/14.5.2025



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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