



BUTLERS MARSTON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**JASMINE COTTAGE  
2 BRIDGE STREET  
BUTLERS MARSTON  
WARWICKSHIRE  
CV35 0ND**

1½ mile from Kineton  
9 miles to Stratford-upon-Avon  
12 miles to Warwick and Banbury  
5 miles to Junction 12 of the M40 motorway at  
Gaydon

**A CHARMING THREE BEDROOM  
PERIOD COTTAGE, RECENTLY  
UPDATED & IMPROVED WITH AIR  
SOURCE CENTRAL HEATING,  
LANDSCAPED COTTAGE GARDEN  
AND PRIVATE PARKING**

- Entrance Hall
- Utility Room
- Sitting Room
- Conservatory
- Kitchen
- Study
- Three Bedrooms
- Bathroom
- Cottage Gardens
- Studio/Summer House
- Driveway
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
sales@colebrookseccombes.co.uk**



**Butlers Marston** Butlers Marston is a small, picturesque village and civil parish in south-eastern Warwickshire, situated on the River Dene approximately 1.5 miles south-west of the well served village of Kineton. The village has a peaceful rural character and strong community spirit, exemplified by regular events such as the Marston Meet-Up, Safari Super, and the annual village fête.

Nearby Kineton offers day to day requirements including shops, restaurants, pub, doctors surgery, pharmacy, optician, bakery, primary and secondary schools. The surrounding countryside offers delightful walks, cycling, and horse riding.

**Jasmine Cottage** enjoys a sheltered position in the centre of the village and forms one of several attractive period cottages in a small terrace fronting Bridge Street. Understood to originally date back to the late 19th century, the property has recently undergone considerable updating and improvement works, including the installation of an air source central heating system, replacement Bathroom, redecoration and landscaping of the enclosed pretty cottage garden to the rear.

The Property enjoys an attractive outlook from the principal Bedroom, Sitting Room, Conservatory and garden over the neighbouring fields.

## GROUND FLOOR

**Entrance Hall** with under stairs cupboard and part-glazed front door. **Utility Room** windows to side, fitted with a single worktop with stainless steel inset single bowl single drainer sink with mixer tap. Space and plumbing for washing machine and tiled floor. **Study** bay window to front and brick fireplace (currently sealed). **Sitting Room** outlook to the side of the property, stone open fireplace with flagstone hearth and mantle over. Glazed double doors open to **Conservatory** with double doors opening to rear garden. **Kitchen** fitted with a range of matching units to three walls under granite effect worktop, stainless steel single bowl single drainer sink with mixer tap, inset four ring hob with single electric oven under and extractor hood over, range of drawers and cupboards, space and plumbing for slimline dishwasher, integrated fridge

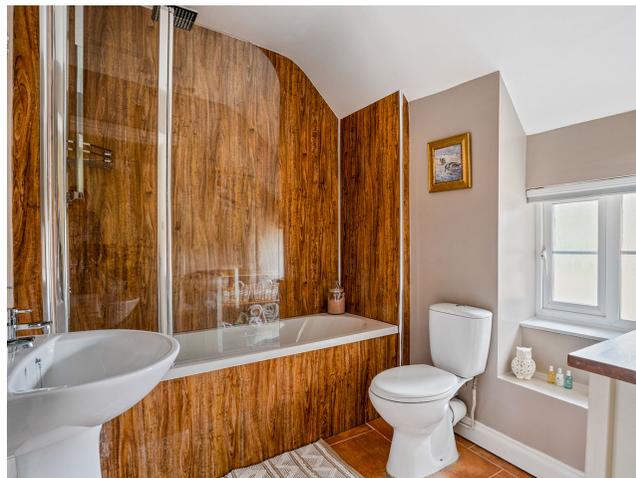
with separate freezer unit under. Matching wall cupboards over, tiled floor and outlook to the conservatory.

## FIRST FLOOR

**Landing** with access to loft space. **Bedroom One** outlook to the side and rear of the property with attractive views over the surrounding fields. **Bedroom Two** outlook to the front of the property with attractive views over the surrounding fields. **Bedroom Three** outlook to the rear of the property. **Bathroom** fitted with a white suite comprising panelled bath with glazed shower screen and separate shower unit over, pedestal wash hand basin and close coupled WC. Tiled floor, towel radiator and obscured glazed window to front.

## OUTSIDE

To the front of the property, a landscaped flower bed adjoins the pavement with gravel driveway to the side providing private parking for two vehicles. Outside light. Double five bar gates to the end of the driveway open to rear garden. Landscaped with a paved seating area and numerous well stocked flower beds including central raised planter with Hops growing to all sides of the garden. Outside lighting, water and power supply. **Studio/Summer House** with window to front, insulated and providing useful additional living space. Plant Room with hot water and air source heating equipment.



## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water, drainage and electricity are connected.

Air Source Heat Pump central heating.

Ofcom Broadband availability: *Superfast*.

Ofcom outdoor Mobile coverage Good-Variable outdoor: *O2, 3, EE, Vodafone*.

### Council Tax

Payable to Stratford District Council, Listed in Band C

### Energy Performance Certificate

Current: 69 Potential: 78

Band: C

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

### Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property.

Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property.

The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required.

This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions CV35 0ND

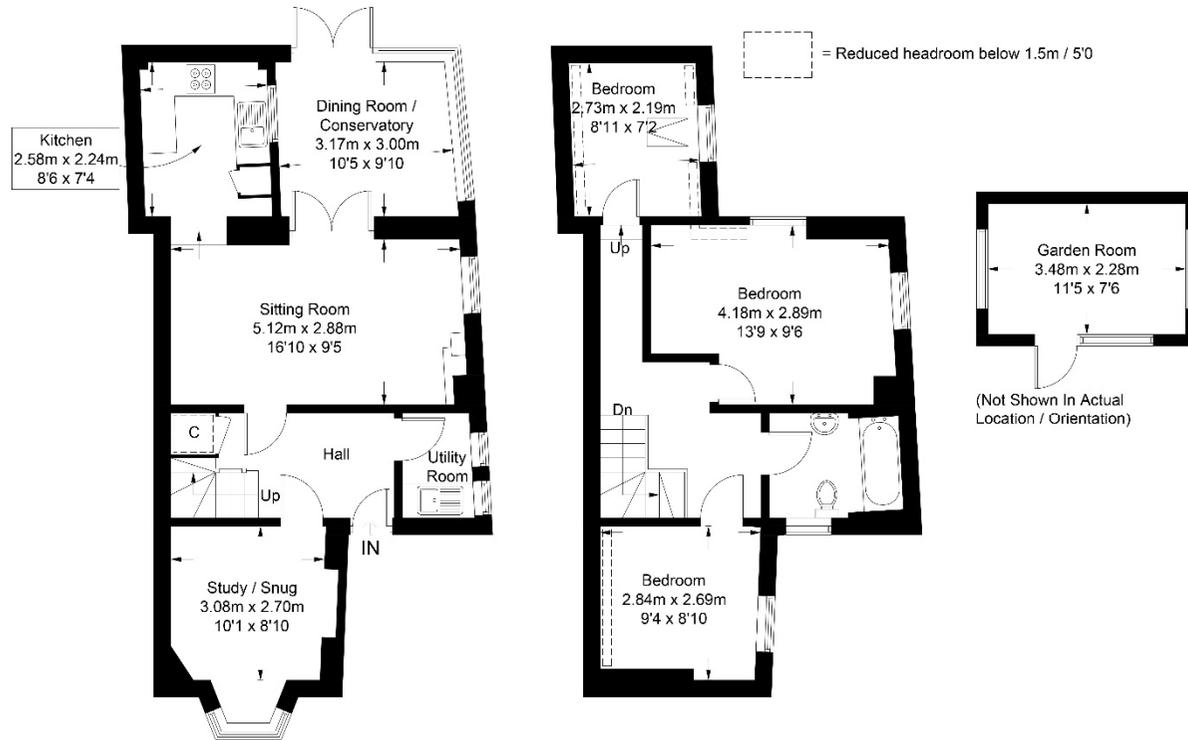
From Kineton proceed into Butlers Marston and continue over the village at the bottom of the hill,

where the property will be found on the right-hand side identified by our For Sale board

What3Words:

///army.sports.unwraps

CS-2301/21.03.2026



**Ground Floor**  
52.1 sq m / 561 sq ft

**First Floor**  
40.5 sq m / 436 sq ft

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft

Outbuilding = 8.0 sq m / 86 sq ft

Total = 100.6 sq m / 1083 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1227763)

### 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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