



5 CHURCH MEWS KINETON WARWICKSHIRE CV35 0HN

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 CHARACTER SEMI-DETACHED WELL- PRESENTED TWO BEDROOM COTTAGE IN A QUIET CENTRAL VILLAGE POSITION

- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Courtyard Garden
- EPC Band E

VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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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, public house, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals and second homeowners, 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.

5 Church Mews enjoys a quiet position set back from Warwick Road in the centre of the village. The property is presented to an excellent standard, with double glazing, LPG central heating, an enclosed South facing courtyard garden, recently replaced bathroom and parking opposite the front of the property.

THE GROUND FLOOR

Entrance Hall with inset coconut matting and connecting door to **Dining Room**, with window to side, wood flooring and understairs storage space. **Living Room** with double aspect to side and rear of the property including glazed door opening to garden. **Kitchen** fitted with matching units to three walls, under granite effect work tops. Inset stainless steel sink with drainer to side and mixer tap. Inset four ring electric hob with double electric oven under. Integrated slimline

dishwasher, fridge and separate freezer. Space and plumbing for washing machine. Matching wall cupboards over, tiled splash back and outlook to the front of the property.

THE FIRST FLOOR

Bedroom One a spacious, bright room with access to loft, built-in storage cupboard. **Bedroom Two** outlook to the front of the property, built-in storage cupboard with wall-mounted Worcester combination boiler and desk unit to side. **Bathroom** with white suite comprising; vanity unit with WC and wash hand basin, panelled P-shaped bath with shower over. Tiled walls, towel radiator and obscured glazed window.

OUTSIDE

To the front of the property a paved pathway with overhang leads to front door. To the side of the property a pathway leads to pedestrian gate, which opens to a courtyard garden, laid to paved patio with ornamental flowerbeds, shrubs, bushes and mature trees. Garden shed. Opposite the property number five has parking.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. LPG central heating boiler. Ofcom Broadband availability: *Superfast*. Ofcom outdoor Mobile coverage outdoor- good: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 54 Potential: 71 Band: E

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, vendor overseas, significant events.

Directions

CV35 0HN

From our office proceed along the Warwick Road opposite the office taking the turning on the right after the pharmacy into Church Mews where the property will be found on the right-hand side.

What3Words:

///tweeted.enchanted.total

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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