



GAYDON

COLEBROOK
SECCOMBES

**HILL VIEW
BANBURY ROAD
GAYDON
WARWICKSHIRE
CV35 0HG**

Situated 3 miles from Kineton, 10 miles from Banbury, Warwick and Leamington Spa, 12 miles from Stratford-upon-Avon and ½ mile from Junction 12 of the M40

**SET WELL BACK FROM THE STREET
ALONG A PRIVATE DRIVE, A
SPACIOUS THREE-BEDROOM
ATTACHED PROPERTY WITH THE
BENEFIT OF AIR SOURCE HEATING**

- Dining Room
- Sitting Room
- Kitchen Breakfast Room
- Utility Room
- Guest Cloakroom
- Three Bedrooms
- Bathroom
- Front & Rear Garden
- Garage
- EPC Rating D

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



Gaydon village is located close to Junction 12 of the M40 motorway and surrounded by the attractive Warwickshire countryside. Local facilities within Gaydon include: village church, public house, petrol station and village stores.

Nearby Kineton offers primary and secondary schools, post office, doctors, pharmacy, restaurants, takeaways, opticians, florist and cafes. The mainline railway to London Marylebone from Banbury station (approximately 10 miles distant) takes approximately one hour.

The larger towns of Leamington Spa, Banbury and Stratford-Upon-Avon offer a wide range of supermarkets, shopping, restaurants, theatres, cinemas bars and leisure facilities.

Hill View comprises an attached brick period property understood to date back to the late 19th century. Subsequent extension works in the 1980's and latterly by the current owners in circa 2008, result in a balanced, well proportioned two-storey home with spacious accommodation.

The latest works include replacement kitchen, windows, doors, Air Source central heating system and a two storey extension providing a family size bathroom with excellent size utility room beneath.

GROUND FLOOR

Dining Room triple-aspect with engineered wood floor, staircase rising to first floor and range of built-in under stairs bookshelves and cupboards. **Sitting Room** outlook to the front of the property with slate hearth and multi-fuel stove set to fireplace. **Kitchen Breakfast Room** fitted with a range of matching units under solid wood worktops to three walls and returning to a breakfast bar. Inset double sink with mixer tap, integrated dishwasher, fridge, and Rangemaster electric range cooker with matching extractor hood over. Separate worktop with storage cupboards and drawers under, display cabinets over. Tiled floor and outlook to the rear. **Utility Room** double aspect with stable door to garden, fitted with a single solid wood worktop with inset stainless steel 1½ bowl single drainer sink with mixer tap. Space and plumbing for washing machine, space for freezer. Airing cupboard with hot water

cylinder, larder cupboard with electric light, shelving, and tiled floor. **Guest WC** fitted with close coupled WC and wash hand basin set to vanity unit with storage under. Obscured glazed window, extractor fan and tiled floor.

FIRST FLOOR

Landing **Bedroom One** outlook to the front of the property with range of built-in wardrobe cupboards and vanity desk.

Bedroom Two double aspect to front side of the property.

Bedroom Three outlook to the rear of the property and built in wardrobe cupboard. **Bathroom** double aspect and fitted with bathroom suite comprising; tiled bath, walk-in shower cubicle with glazed screen, wash hand basin set to vanity unit with marble top and storage cupboards under, close coupled WC, towel radiator and extractor fan.

OUTSIDE

To the front of the property, a pedestrian gate with brick paved pathway leads to front garden and step up to front door. Outside light. An attractive ornamental garden with mature planting, shrubs and brick paved patio. Pathway continues to the rear of the property with shingle seating area, mature plants, vegetable garden, greenhouse, outside water supply and gate leading to rear courtyard with air source heat pump. **Garage** with windows and personal door to garden, electric light, power supply and electric roller garage door. To the front of the garage a tarmac driveway offers private parking.



GENERAL INFORMATION



Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.
ASHP central heating.

Ofcom Broadband availability: *superfast*

Ofcom outdoor Mobile coverage "good outdoor":
O2, 3, EE, Vodafone.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 68 Potential: 77 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, vendor overseas, significant events. Property is accessed by a shared driveway from Banbury Road.

CV35 0HG

The property will be found part way along the Banbury Road, identified by our For Sale board on the left hand side when leaving the village centre

What3Words:

///personal.hits.lamplight

CS-2313/08.01.2026



Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft
Garage = 20.1 sq m / 216 sq ft
Area = 141.0 sq m / 1517 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1253625)

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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