



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**BRIGHTSTONE
WARWICK ROAD
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 SUBSTANTIAL CHARACTER THREE
BEDROOM SEMI-DETACHED HOUSE
WITH WALLED GARDEN, PRIVATE
DRIVEWAY, STUDIO, GARAGE AND
OPPORTUNITY FOR CONVERSION OF
LOFT SPACE AND OUTBUILDINGS**

- Reception Hall
- Guest WC / Utility Room
- Living Room
- Sitting Room
- Kitchen Breakfast Room
- Three Bedrooms
- Bathroom
- Ensuite Shower Room & Dressing Room
- Cellar
- Walled Gardens
- Driveway & Garage
- Studio with loft rooms
- EPC Rating F

**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, pharmacy and opticians. 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 home owners, 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.

Brightstone is located close to the village centre, schools and facilities and comprises a substantial Victorian semi-detached home. The property offers spacious accommodation with character and features retained throughout the property and the benefit of previously obtained planning permission for conversion of the loft.

Outside, a private gated driveway leads to a detached two storey outbuilding currently arranged to provide a single garage, studio and two loft storage rooms over. Together with an adjoining garden store, this building offers potential for additional accommodation, subject to planning permission.

GROUND FLOOR

Reception Hall with part-glazed front door, stone floor and built-in dresser unit with shelving and cupboards. **Guest WC/Utility Room** with tiled floor, close coupled WC, window to rear, Belfast sink with mixer tap and shower attachment, space and plumbing for washing machine and built-in floor to ceiling cupboards. **Sitting Room** outlook to the front of the building, fireplace with built-in furniture to chimney recesses either side. **Kitchen Breakfast Room** fitted with worktop to one wall, inset stainless steel 1 ½ bowl single drainer sink, space and plumbing for dishwasher, electric cooker with hob over. Solid fuel stove set to fireplace with brick hearth and outlook to the rear of the property. **Living Room** double aspect to rear of the property with under stairs cupboard and exposed

beams to ceiling. **Boot Room** with windows to two sides, door to rear garden, electric light and power supply. Space and plumbing for washing machine. **Cellar** with stone steps leading from under stairs doorway, brick floor, electric light and power supply.

FIRST FLOOR

Landing with access to loft space. **Bedroom One** outlook to the rear of the property and built-in floor to ceiling wardrobe cupboard. **Dressing Room** with window to side and access to loft space. Staircase returning to living room. **Ensuite Shower Room** fitted with a large walk-in shower with dual showerhead, close coupled WC, pedestal wash hand basin and outlook to the rear of the property. **Bedroom Two** outlook to the front of the property and range of built-in floor to ceiling wardrobe cupboards. **Bedroom Three** outlook to the front of the property, built-in wardrobe cupboard and airing cupboard with hot water cylinder and storage cupboards over. **Bathroom** with double ended ball-and-claw bath with central mixer tap and separate shower unit over, close coupled WC, pedestal wash hand basin, obscured glazed window and exposed pine floor.

OUTSIDE

To the front of the property, a picket fence with wrought iron gate opens to paved front garden with ornamental shrubs and climbing plants. To the side of the property a private driveway with five bar gate opens to courtyard, laid partly to block paving and paved terrace with outside water supply and outside lighting. **Garage** with double opening doors, electric light, power supply and loft storage space over. **Studio/Workshop** with double aspect to front and rear, electric light, power supply and ladder rises to Hayloft with gable end access and Velux window.

Brick archway with pedestrian gate leads to rear garden. Attractively landscaped with raised flower beds, mature trees, covered seating area and enclosed with a brick wall to three sides. **Garden Shed** with windows to two sides and door to front. Outside lighting.





Approximate Gross Internal Area = 143.1 sq m / 1541 sq ft

Cellar = 20.1 sq m / 216 sq ft

Garage / Studio = 61.7 sq m / 664 sq ft

Total = 224.9 sq m / 2421 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1282682)

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.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

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

Ofcom Broadband availability: *Ultrafast*.

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: 24 Potential: 74 Band: F

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 0HN

From the village centre, proceed along Warwick Road, passing the Pharmacy where the property will be found on the Right-hand side, identified by our For Sale board

What3Words:

///plenty.loads.liberated

CS2322/17.03.2026

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