A two bedroom detached residence set in the heart of the well regarded village of Kineton

Accommodation and Amenities

Sitting room with French doors out to the terrace garden

Fully fitted kitchen

Two good sized bedrooms

Bathroom with pressurised hot water system

New Upvc double glazing

Cavity wall insulation installed

Spacious courtyard garden

Detached garage and off road parking space to the side for one vehicle
Kineton

- Kineton is a well-regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and Junior Schools, a Playgroup, three Churches, two Doctors’ Surgeries, two Hairdressers as well as an Optician, Vets, Butcher, Florist, Post Office and small supermarket, another small Supermarket, Home Furnishing Shop. There are two Public Houses, Coffee Shop, Sports & Social Club and a Village Hall. There is a friendly community spirit within the village with a varied calendar of social events taking place.

- Located in South Warwickshire and close to the Gaydon junction of the M40 there is easy access to all the commercial and cultural centres via the motorway. There are mainline railway stations at Leamington Spa, Banbury, Stratford upon Avon and Warwick Parkway.

- A full range of state, grammar and public schools are to be found within travelling distance.
Floorplan

GROUND FLOOR
APPROX. 29.5 SQ. METRES (317.1 SQ. FEET)

SITTING ROOM
3.67M X 5.51M
(12' X 18'1")

KITCHEN
3.67M X 2.42M
(12' X 8'0")

FIRST FLOOR
APPROX. 29.9 SQ. METRES (321.6 SQ. FEET)

BEDROOM 2
3.67M X 2.37M
(12' X 7'10")

LANDING

BEDROOM 1
3.67M X 2.84M
(12' X 9'4")

BATHROOM

TOTAL AREA: APPROX. 59.3 SQ. METRES (638.7 SQ. FEET)

Not to scale, for identification purposes only. Measurements are intended as a guideline and should not be relied upon. Prospective purchasers should commission their own inspections or obtain verification from their solicitor or surveyor prior to exchange of contracts.

Plan produced using PlanUp.

2 BATTLE COURT, KINETON
EPC

Location

HEAD OFFICE
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Tel: 01789 387887

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Kineton
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CV35 0LN
Tel: 01926 642200

Leamington Spa
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: 01926 430555

Shipston-on-Stour
The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: 01608 661666

Stratford-upon-Avon
Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
Tel: 01789 292310

DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.