



## Church Houses

Manor Lane • Kineton • Warwickshire •  
CV35 0JT

# Church Houses

## Manor Lane • Kineton • Warwickshire

Church Houses' is a charming stone cottage tucked away within the centre of the well regarded village of Kineton. The property has a wealth of original features including: exposed beams and rafters, exposed 'Lyas' stone and an inglenook fireplace. Amenities include: Senior and Junior Schools, Playgroup, three Churches, two Doctors' Surgeries, two Hairdressers, Opticians, Vets, Butcher, Florist, HSBC Bank, Post Office, small Supermarket, Home Furnishing Shop. There are two Public Houses, a Coffee Shop, Sports and Social Club and a Village Hall. Located in South Warwickshire and close to the Gaydon junction of the M40 there is easy access to all the commercial and cultural centres of the country via the motorway network. There are mainline railway stations at Leamington Spa, Warwick Parkway and Banbury.

- Many Original Features Remaining
- Two Bedrooms
- Character Sitting Room With Inglenook
- Fitted Multi-fuel Burner
- Fitted Kitchen To The Rear
- Bathroom With Shower Attachment
- LPG Central Heating Throughout
- Grade 2 Listed
- Situated In The Heart Of The Village
- Must Be Viewed Internally
- Ideal For Single Professional, First Time Buyers Or As An Investment Property





### Rear Access

Access is gained through an ironwork gate to the side of Number One Church Houses. There is a small pathway leading to a full height timber gate which in turn leads through to the garden of our property.

A solid wooden door with a small window leads through to:

### Fully Fitted Kitchen

**7'11" x 6'2" (2.42m x 1.88m)**

Having a range of pine effect wall and base units with a heat resistant working surface above. Tiled splashbacks, Electric oven and ceramic hob with filter canopy above, all with stainless steel finish. Washing machine, built-in fridge and freezer. Single drainer sink and mixer tap, LPG combi boiler, beams to ceiling, quarry tiled floor, window to rear with sealed unit double glazing and opening leading through to:



### Pretty Sitting Room

**16'2" x 10'11" (4.95m x 3.34m)**

With most attractive brick-built inglenook having quarry tiled hearth, fitted multi-fuel burning stove, various shelving and display niches. Additional display shelves to left hand side of inglenook. Latched door to understairs cupboard providing useful storage. Wooden cupboard housing electric consumer board. Exposed beams and stonework, four wall lights, double panelled radiator. Wooden panelled window seat with window overlooking frontage.



**Attractive Elm Staircase Rising To:**

### FIRST FLOOR

#### Landing

With open balustrade and exposed beams, exposed brickwork to chimney breast, fitted smoke alarm and a range of wooden cottage style doors leading off.

#### Bedroom No: 1 (Front)

**11'2" x 8'6" (3.41m x 2.6m)**

Having exposed beams and stonework to the chimney breast. Space for a double bed, partially leaded single glazed window overlooking front, wooden display shelf to one wall. Ample fitted clothes storage shelving to one wall with clothes hang rail.



#### Bedroom No: 2 (Rear)

**8'0" x 5'11" (2.44m x 1.82m )**

With exposed rafters to ceiling, space for single bed and double wardrobe. Window with sealed unit double glazed panels overlooking rear garden. Downlighters to ceiling.



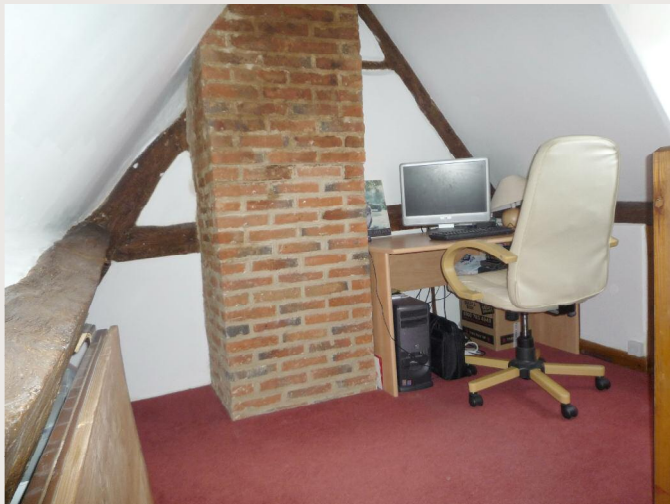
## Bathroom

Having white suite comprising: Enamelled bath with chrome shower attachment from taps, Travertine tiling to all splash areas and bath panel. Close coupled WC, pedestal wash hand basin, small double radiator, extractor fan, single glazed leaded window to rear.

## Fixed Wooden Staircase Rising From Landing Area To:

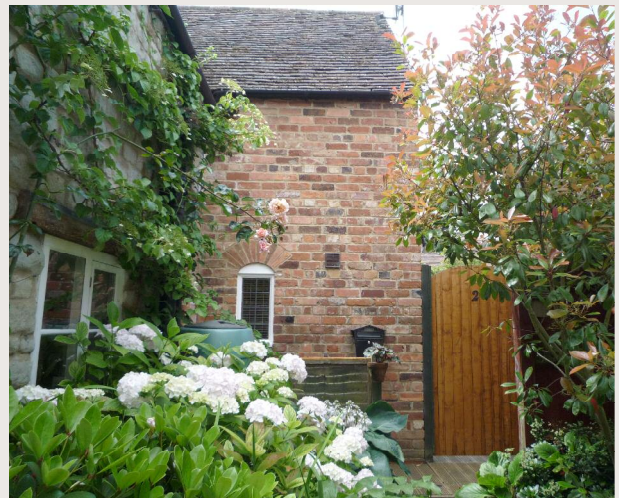
## Converted Attic / Office Space 11'3" x 10'0" (3.45m x 3.06m)

Having central heating radiator, storage cupboards under eaves, Exposed beams and exposed brickwork to chimney breast. Leaded light window looking down to the landing and dormer window. There is some restricted height due to the eaves in the ceiling and this is not at present classed as a room subject to Building Regs and fire regulations etc.,



## Rear Garden

Having decked area ideal for garden furniture, decorative gravel pathway with herbaceous borders to either side incorporating small shrubs and perennials. Space for a shed with space and access for LPG tanks behind. Timber fencing to all sides and full height gate, outside light point, cold water tap.



Rear Access

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		91
(81-91) B			(81-91) B		
(69-80) C		80	(69-80) C		
(55-68) D			(55-68) D	59	
(39-54) E	44		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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