



Connells

Gardiner Road
Kineton WARWICK



Property Description

Connells are pleased to present this immaculately presented detached, four bedroom family home located in the sought-after village of Kineton having a detached studio/office space

This beautifully presented property offers generous living accommodation throughout comprising entrance hall, cloakroom, lounge, dining room, study, open plan kitchen/dining area with feature skylight and utility room. On the first floor there are four double bedrooms with two en suites and a family bathroom.

Outside there is a driveway to the side of the property offering off-road parking for several vehicles and a low-maintenance rear garden.

CONTACT US NOW TO ARRANGE APPOINTMENT TO VIEW!!

Introduction

The well established and lively village of Kineton is situated on the M40 corridor conveniently located for junction 12 at Gaydon, some four miles from the well established village of Wellesbourne, which lies five miles to the east of historic Stratford upon Avon and some six miles to the south of the County Town of Warwick. Main line stations can be found in Banbury, Warwick Parkway and Leamington Spa.

The village offers a good range of amenities including Junior and Senior schools and play group, Post Office and a good variety of local specialist shops including Opticians, Butchers, Hairdressers, Newsagents, Florist/garden shop, Coffee shop and a small Supermarket; in addition there is one Inn, Doctors Surgeries, Bakers, Vet, Churches, a Village Hall and a thriving Sports and Social Club.

Entrance Hall

Having a UPVC door leading into spacious hallway with radiator, stairs rising to first floor and doors leading to all downstairs rooms;

Dining Room

11' 1" x 10' 8" (3.38m x 3.25m)

Having radiator and double glazed window to the front elevation.

Cloakroom

Partially tiled with low level WC, wash hand basin, inset ceiling downlighters and extractor fan.

Kitchen/family Room

17' 1" x 14' 2" (5.21m x 4.32m)

A spacious and beautifully finished modern fitted kitchen with wall and base mounted units and complementarity worksurfaces over, eye-level wall-mounted integrated Hot Point oven, inset one and a half bowl sink unit with mixer tap over, space for integrated dishwasher, under counter lighting, having a kitchen island with an induction hob with extractor over, inset ceiling downlighters and ample space for dining area to one side. This light and airy room benefits from two radiators, feature skylights, bifold doors leading out onto the rear garden.

Utility

Having base mounted unit with complementary work surface over, inset sink with mixer tap over, space and plumbing for washing machine and tumble dryer, cupboard housing wall mounted boiler and door to the side elevation leading to driveway:

Lounge

18' 2" x 12' 10" (5.54m x 3.91m)

Spacious room having radiator and an double doors to the rear elevation leading to the garden;

Study

9' 4" x 6' 9" (2.84m x 2.06m)

Having radiator and double glazed window to the front elevation.

First Floor

Landing

Having carpeted staircase leading to first floor with access to loft, storage cupboard housing hot water cylinder, radiator and doors leading to all bedrooms and bathroom;

Bedroom One

14' 4" x 14' 1" (4.37m x 4.29m)

Having built in wardrobes with sliding doors, radiator double glazed window to the front elevation and door through to:

En Suite

Having a low level WC, wash hand basin, double shower enclosure, extractor fan, inset ceiling downlighters, heated towel rail and partially tiled with obscure double glazed window to the front elevation.

Bedroom Two

14' 3" x 9' 1" (4.34m x 2.77m)

Having built in wardrobes running the width of the bedroom with sliding doors, radiator, TV points, double glazed window to the front elevation and door through to:

En Suite

Having a low level WC, wash hand basin, double shower enclosure, extractor fan, inset ceiling downlighters, heated towel rail and partially tiled with obscure double glazed window to the front elevation.

Bedroom Three

12' 1" x 8' 11" (3.68m x 2.72m)

Having radiator and double glazed dual aspect windows to the side and rear elevations.

Bedroom Four

10' 11" x 9' (3.33m x 2.74m)

Having radiator and double glazed window to the rear elevation.

Bathroom

Modern and stylish family bathroom having white suite comprising low level WC, wash hand basin, bath with shower over, inset ceiling downlighters, extractor fan, heated towel rail, shaver point and obscure double glazed windows to the rear elevations;

Outside

Detached Studio

Beautifully finished versatile space originally built as a double garage, and converted to a high standard benefiting from underfloor heating, access to loft space and door through to double shower enclosure with WC and wash hand basin having a personnel door leading to rear garden.

Parking

There is a double width private driveway to the side of the property offering off-road parking for several vehicles.

Rear Garden

Low maintenance enclosed garden mainly laid to Astroturf bordered with plants, shrubs and stone chippings with a patio area ideal for outside entertaining and a side gate to driveway.

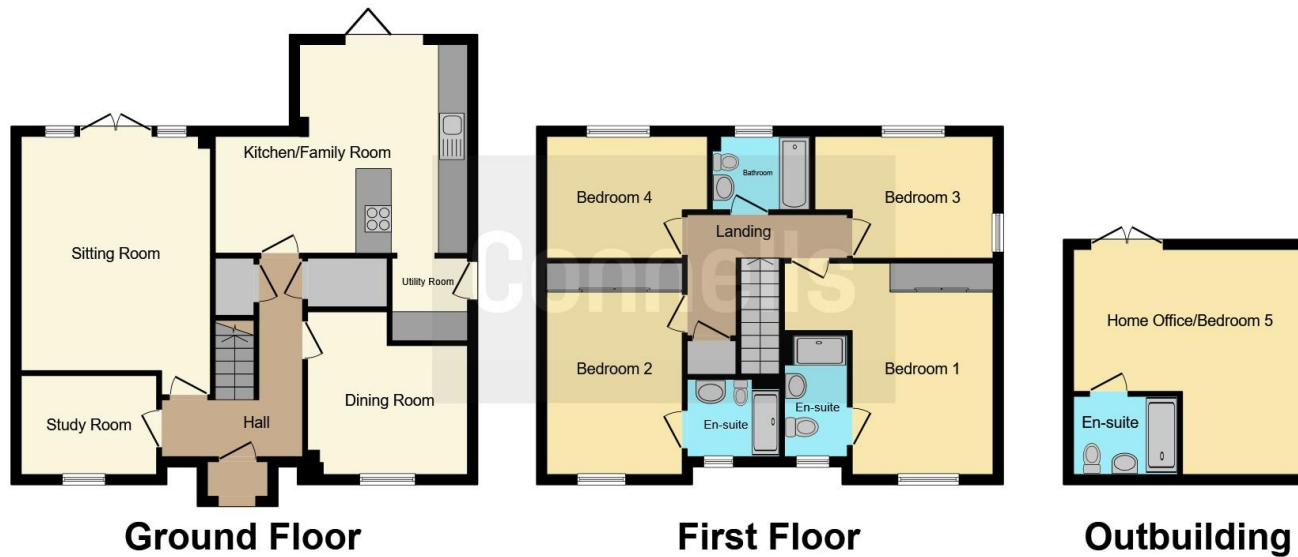
Council Tax

Local Authority: Stratford District Council
01789 267575









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/WBE103217

Tenure: Freehold



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