



Connells

Bridge Street
Kineton Warwick



Property Description

This stunning Grade II Listed character cottage is tastefully fitted to a high standard throughout, however still maintaining much of the character and charm you would expect. Situated in the heart of the village of Kineton the property offers deceptive and versatile living space including a stunning entrance hall/library, a fully fitted kitchen/dining room, Utility room, Cloakroom and one bedroom and en suite on the ground floor,

When moving up to the first floor you are greeted with an impressive open space with vaulted ceiling and exposed beams, this area makes for a great lounge area, there is an additional kitchen, two further bedrooms and a shower room.

Outside to the rear of the property there is a mature, enclosed garden with paved patio area, lawn and storage sheds.

CONTACT US NOW TO ARRANGE YOUR VIEWING!!

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 Hairdressers, 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/Library

10' 7" x 10' 7" (3.23m x 3.23m)

Welcoming Entrance hall having window to front elevation with fitted shutters, purpose built book shelving to two walls, inset ceiling lighting and door through to:

Central Hallway

9' 8" x 10' 9" MAX (2.95m x 3.28m MAX)

Having stairs rising to the first floor, understairs storage space, inset ceiling lighting, glazed doors to Kitchen/dining room and door leading to;

Utility Area

Having purpose built cupboards which offer space and plumbing for washing machine and tumble drier, extractor fan, towel rail and door to:

Cloakroom

Having low level WC, washhand basin and fitted vanity unit with tiled splash back and shaver point.

Kitchen/Dining Room

20' 6" MAX x 15' 8" MAX (6.25m MAX x 4.78m MAX)

Beautiful light and airy space offering a great area for entertaining having a plethora of modern and stylish wall and base units with complimentary works surfaces over, integrated appliances including eye-level double oven, induction hob with antique mirror-style feature splash back, integrated fridge/freezer and dishwasher. There is a breakfast bar with inset butlers sink with mixer tap over with attached, circular breakfast table. The room benefits from three windows to the rear elevation with fitted shutters,

French doors which lead to the rear garden, sky light windows and door through to:

Bedroom One

15' 9" x 11' 2" (4.80m x 3.40m)

Having roof lights, exposed beams, two windows to the rear elevation and door through to:

En Suite

6' 8" x 8' 7" (2.03m x 2.62m)

Spacious, partially tiled en suite having white suite comprising low level WC, wash hand basin with vanity unit and cupboard above, chrome heated towel rail, shower enclosure, shaver point, extractor fan and ceiling downlighters.

First Floor

Galleried Landing/Living Area

24' 4" MAX x 11' 2" MAX (7.42m MAX x 3.40m MAX)

Dog-leg, carpeted stair case rising from the Central Hallway leads to this stunning, landing/lounge area having vaulted ceiling and exposed beams, ceiling fan, window to the front elevation with fitted shutters and doors to bedrooms, shower room and:

Kitchen

6' 7" x 7' 5" (2.01m x 2.26m)

Useful base units with complimentary work surface over having inset stainless steel sink and drainer unit, tiled splashback, cupboard housing central heating boiler, space for fridge/freezer, extractor fan and ceiling downlighters;

Bedroom Three

6' 9" x 11' 2" (2.06m x 3.40m)

Having two windows to the rear elevation:

Bedroom Two

16' 1" x 11' 2" (4.90m x 3.40m)

Having window to the rear elevation, two radiators, ceiling downlighters and velux skylight;

Shower Room

Partially tiled shower room having white suite comprising low level WC, wash hand basin with vanity unit, shower enclosure, extractor fan and chrome heated ladder towel rail;

Outside Front

Set back from the road, stone steps lead to the front door which open into the Entrance Hall.

Rear Garden

Beautiful rear garden with paved patio area, partly lawned, mature shrubs, raised timber borders, timber storage sheds with fence and brick boundaries. Having a gate which offers right-of-way across the neighbouring property.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Tenure

The property is offered Freehold with Vacant Possession. NB: This property has flying freeholds with the adjoining properties.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

Viewings

Strictly by prior appointment via the selling agent.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103562



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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