



Bridge Street, Kington, CV35 0HP

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This handsome Grade II Listed village house has charming and original character and offers a communal rear courtyard garden, along with a double carport. It is centrally located, making it easily accessible to all the village shops, cafes, and pubs.

Originally a public house dating back to the mid-17th century, the building was converted in 1994 into five houses, forming the Red Lion Court. Upon entering, you are welcomed by an inner porch that leads to a spacious hallway. The lounge features a lovely inglenook fireplace, parquet flooring, exposed beams, and a large bay window at the front. The kitchen-dining room at the rear of the house has quarry tiles, units to one end, and ample dining space.

On the first floor, you will find two generous double bedrooms, one of which includes an en-suite bathroom with a shower over the bath. There is also a separate shower room accessed from the landing. Further stairs lead to a large loft room that can be utilised as a third bedroom with a separate dressing room or office space. Additionally, there is a substantial storage area at the end of the second room.

Outside, a door opens to the rear communal courtyard garden, where you can add your own table, chairs, and plant pots to personalise your space. This area leads to the parking through a gate, accessible by car via Warwick Road, which includes a double carport.

This property is ideal for anyone seeking a characterful, secure, low-maintenance lock-up-and-leave option in the heart of a vibrant community town with all day-to-day amenities at your doorstep. The property is being offered to the market with no onward chain, and the vendors would be happy to sell with most of the furniture in situ.







## Key Features

- DOUBLE CARPORT TO THE REAR
- Grade II Listed Dating back to 17th Century
- Central Village Location Close to all Shops
- Perfect Low Maintenance Lock Up and Leave
- Surprisingly Spacious Accommodation
- Courtyard Garden
- Original Character, Beams, Inglenook Fireplace.
- Main Bedroom En-suite
- Versatile Top Floor Rooms - Bedroom/Office
- NO ONWARD CHAIN

**Price Guide**  
**£382,000**



## 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, a Hairdressers and Barbers Shop as well as an Optician, Vets, Butcher, Florist, Post Office, Co-op Supermarket, Chemist with Pharmacy and a Home Furnishing Shop. The village also benefits from an award winning Chip Shop, Indian Restaurant, Garage themed Cafe and an Artisan Bakery. There are two Public Houses, one of which has a Tapas Bar, a 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.

## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: E

EPC Rating: GRADE II Listed EXEMPT

Mains water, drainage, electric are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

## Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





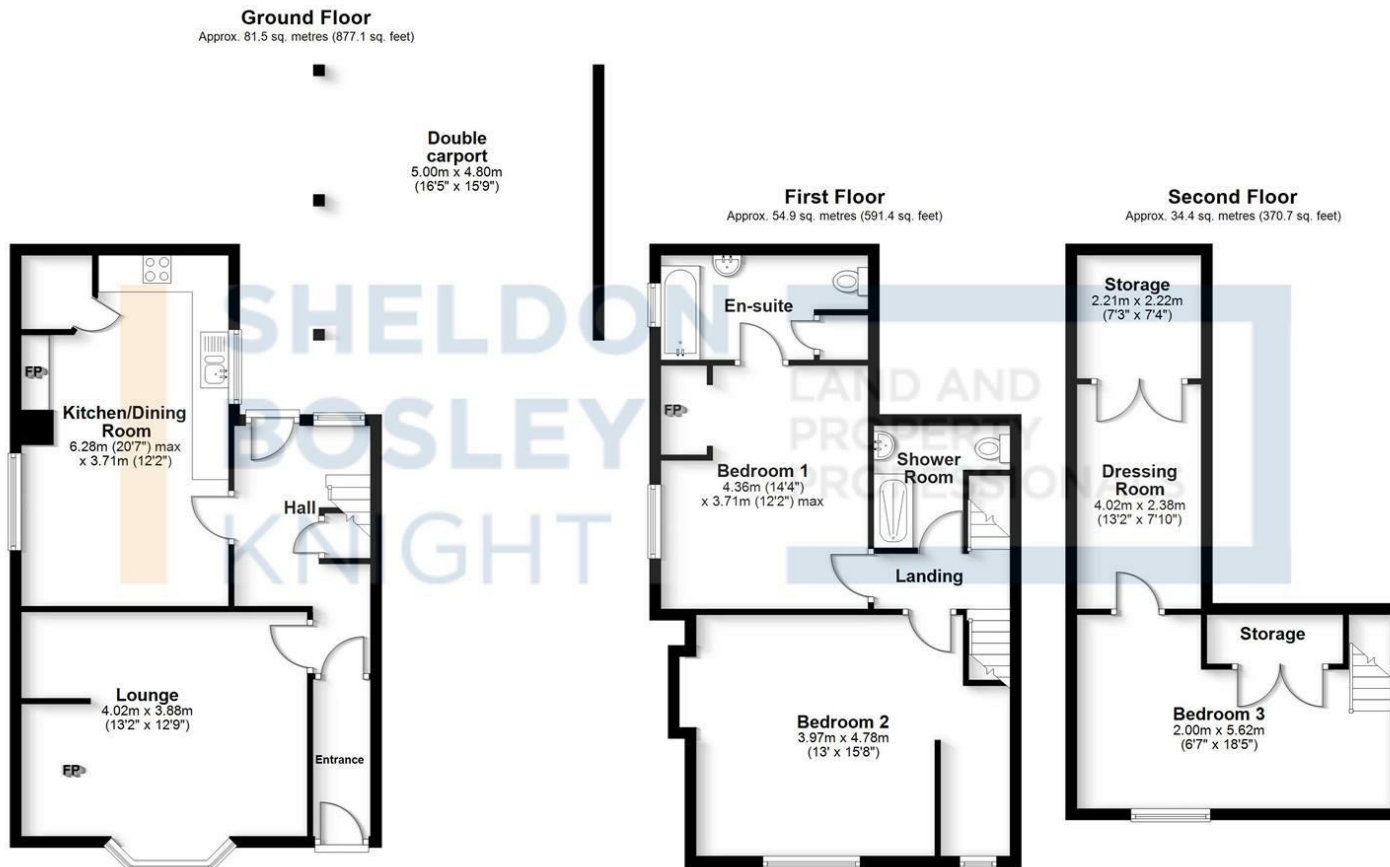








# Floorplan



EPC Rating -

Tenure - Freehold

Council Tax Band - E

Local Authority  
Stratford on Avon District

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
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COMMERCIAL

STRATEGIC  
LAND

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HOMES

BLOCK  
MANAGEMENT

RURAL



#### DISCLAIMER

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