



Southam Street, Warwick, CV35 0LL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A charming Grade II listed three-bedroom cottage with a private rear garden and useful outbuilding. Situated in the centre of Kineton, this characterful home is ideally located within walking distance of the village shops, cafes, schools and other amenities.

Upon entering the cottage, you are welcomed into a cosy living area filled with character. The room features exposed beams, a bay window to the front allowing plenty of natural light, and a working fireplace, perfect for colder evenings. This space leads directly into an attractively refurbished kitchen with a range of fitted units, an exposed stone feature wall, and a modern finish that complements the cottage's original charm. Beyond the kitchen, a further door leads to a rear hallway, providing access to the garden and a ground floor bathroom fitted with a bath and overhead shower.

To the first floor, there are two double bedrooms. The front room has period features and overlooks the village green, whilst the rear room looks onto the garden. Stairs lead up to the second floor, where a light and spacious loft room provides a versatile third double bedroom, home office or studio space, along with generous eaves storage. There is also useful storage under the stairs on the ground floor.

Externally, the property enjoys a pretty rear garden which is surprisingly well-sized, with established planting and a brick outbuilding offering excellent potential for conversion into a home office, studio, or garden room. To the rear of the outbuilding there is further outdoor storage space, partially covered by a roofed canopy, leading to a rear pedestrian access onto Southam Street. Parking can be easily found on the street outside.

Full fibre broadband is available in the village.





Key Features

- Charming Grade II listed three-bedroom cottage in the heart of Kineton
- Walking distance to village shops, cafes, schools and amenities
- Sold With No Onward Chain
- Cosy Living Room With Exposed Beams, Bay Window And Working Fireplace
- Full Fibre Broadband Available In The Village
- Refurbished Kitchen With Fitted Units And Exposed Stone Feature Wall
- Rear Pedestrian Access To Southam Street
- Brick Outbuilding With Conversion Potential For Office, Studio Or Garden Room
- Spacious Loft Room On The Second Floor – Ideal As A Third Bedroom, Home Office Or Studio
- On-Street Parking Outside The Property

Price Guide
£300,000

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, Pizza Restaurant, Indian Restaurant, Garage themed Cafe and an Artisan Bakery. There is a Public House and a Village Hall with community library. 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: C

EPC Rating: F

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.

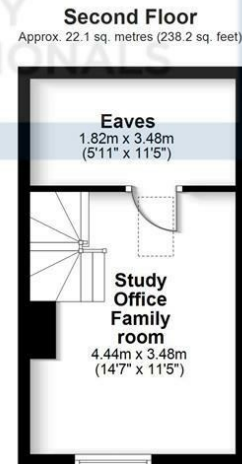
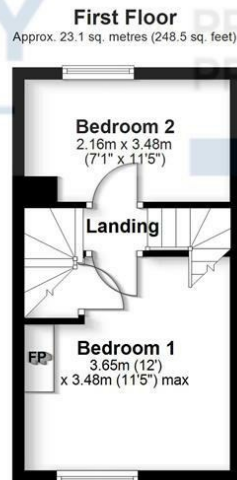
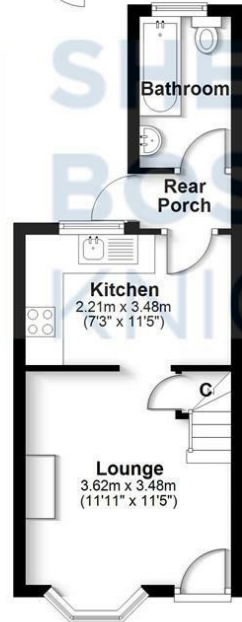
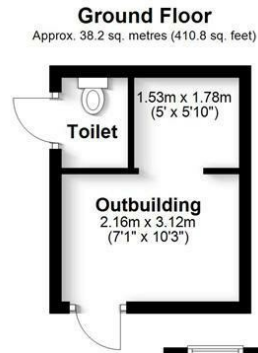
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 83.4 sq. metres (897.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

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HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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