



Mill Street, Kineton, CV35 0LB

# Property Description

\*\*\*For Sale with No Onward Chain \*\*\*

A stunning three bedroom character cottage with superb south facing garden and patio area, summer house/studio, wooden gazebo with tiled roof and large single garage. The gardens are a particular feature of this property and are just perfect for alfresco entertaining and those lazy Summer days. The two delightful reception rooms benefit from a log burner which services both rooms. Full of character and charm, this wonderful property enjoys a central location within the heart of the village of Kineton.

The accommodation comprises in brief: Hallway, Kitchen, Guest Cloakroom and Utility Area, Dining Room, Living Room, Three Bedrooms, Family Bathroom and En-Suite Shower Room, Large Single Garage, Garden, Summer House/Studio, wooden bespoke Gazebo and off road parking.

In the village of Kineton there are a wide variety of local amenities in the village including a post office, two doctors' surgeries, an optician, hairdressers, barbers, post office, florist, bakery, renowned Gilks Garage coffee shop and a small supermarket. In addition, there is a pub and two churches, a village hall including a library and a thriving sports and social club which is itself a stone's throw from the property. There are beautiful walks on your doorstep and a variety of community clubs including playgroups, primary school and a newly refurbished secondary school.

Located in South Warwickshire and close to the Gaydon junction off the M40 There is easy access to all the commercial and cultural centres via the motorway. There are mainline railway stations at Leamington Spa, Banbury, Stratford upon Avon and Warwick Parkway.





## Key Features

- Central Village Location
- Character Cottage with a wealth of charm
- South Facing Garden
- Two Reception Rooms
- Delightful Kitchen with Aga
- Three Bedrooms
- Family Bathroom and En-Suite Shower Room
- Summer House/Studio and Gazebo
- EPC Rating - Band F

**Offers Over  
£465,000**

## Porch

## Guest Cloakroom

## Kitchen

16'4" x 10'2"

## Dining Room

16'4" x 10'0"

## Living Room

16'4" x 9'11"

## First Floor

## Bedroom

13'5" x 10'5"

## En-Suite Shower Room

## Bathroom

## Bedroom

10'3" x 7'8"

## Bedroom

10'3" x 8'3"

## General Information

### Services

Mains water, drainage and electricity are connected to the property. Oil Fired Central Heating

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

### Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

### Tenure

We understand that the property is for sale Freehold

### Council Tax

We understand that the property has been placed in band D with Stratford District Council

### Viewings

Viewings strictly by appointment with the Agents.



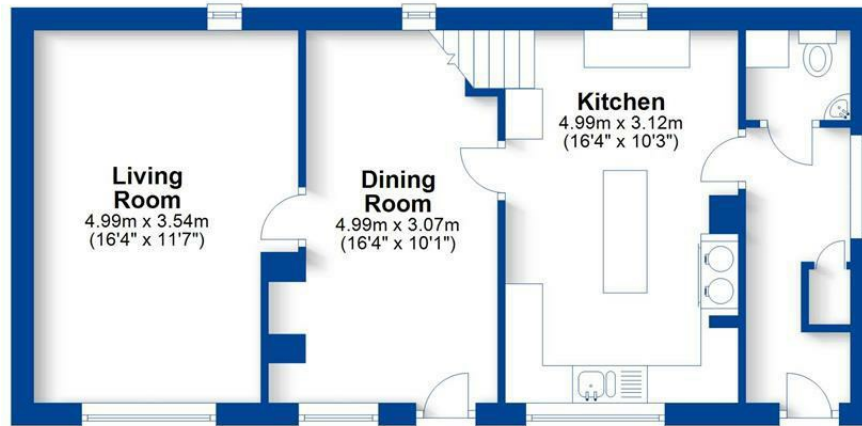




# Floorplan

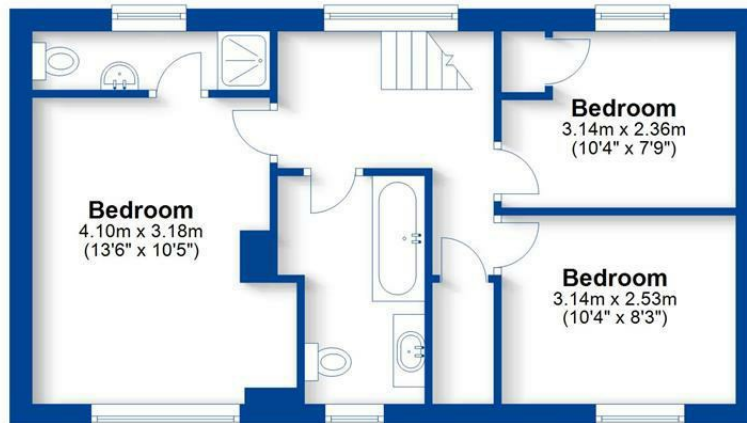
## Ground Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Total area: approx. 101.5 sq. metres (1092.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - F

Tenure - Freehold

Council Tax Band - D

Local Authority  
Stratford District Council

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)



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LETTINGS

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DISCLAIMER

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