



Kinton, Guiting Power
Freehold



Situated in the heart of the Cotswold village of Kington, this attractive detached home offers spacious and well-maintained accommodation throughout, with scope for modernisation, making it an ideal opportunity for families or those looking to downsize. Entering through the canopy-covered front door, you're welcomed into an inviting entrance hall. To the left is a separate dining room, perfect for entertaining. Continuing down the hallway, you'll find a well-proportioned kitchen with access to the rear garden and front driveway. At the end of the hall, a bright and airy living room awaits, featuring a beautiful stone fireplace with a log burner and double patio doors opening onto the rear patio area and garden.

Upstairs, the property offers three double bedrooms, two of which benefit from built-in storage, along with a family shower room.

Externally, the property boasts a double garage and driveway parking for at least two vehicles. The mature, south-facing rear garden is a real highlight, featuring a lawned area, established shrubbery, and a generous patio space, ideal for outdoor dining. There is also further potential for development, subject to the relevant planning permissions. The home is warmed by oil-fired central heating.

We understand the property to be Freehold. Prospective purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Council Tax: E

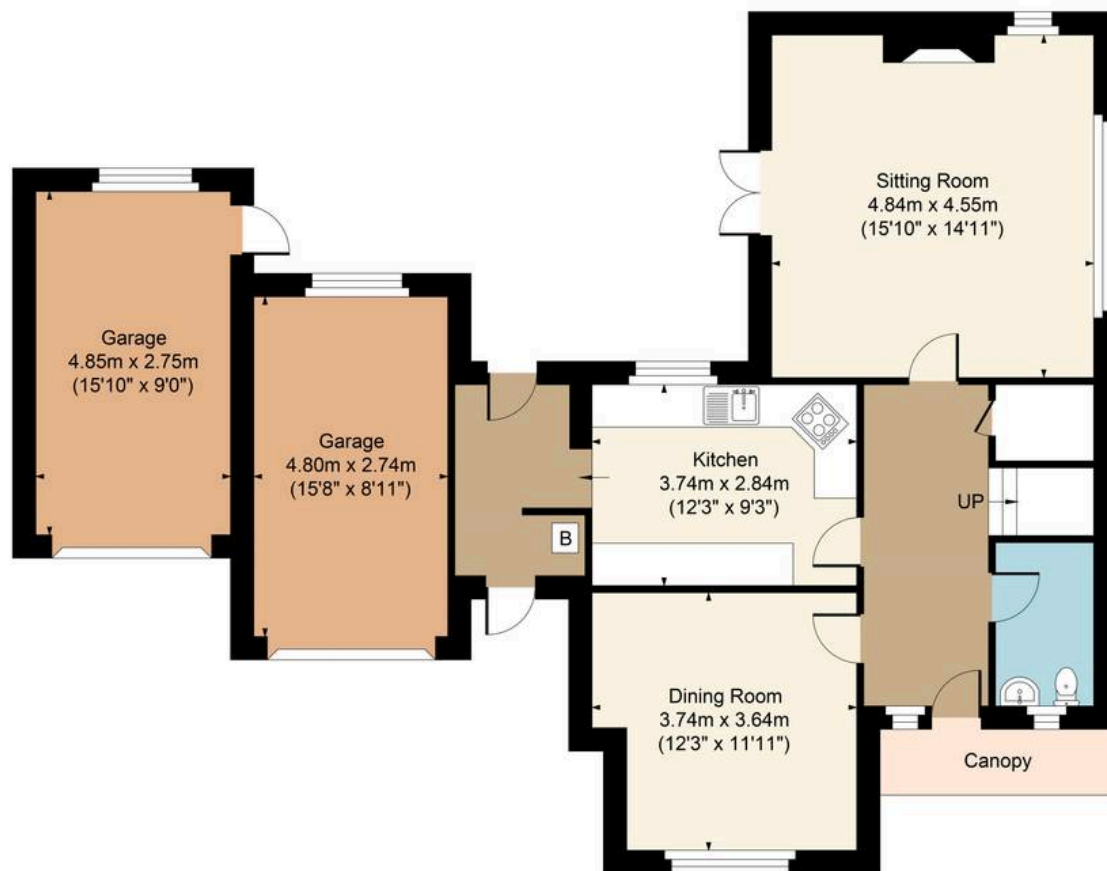
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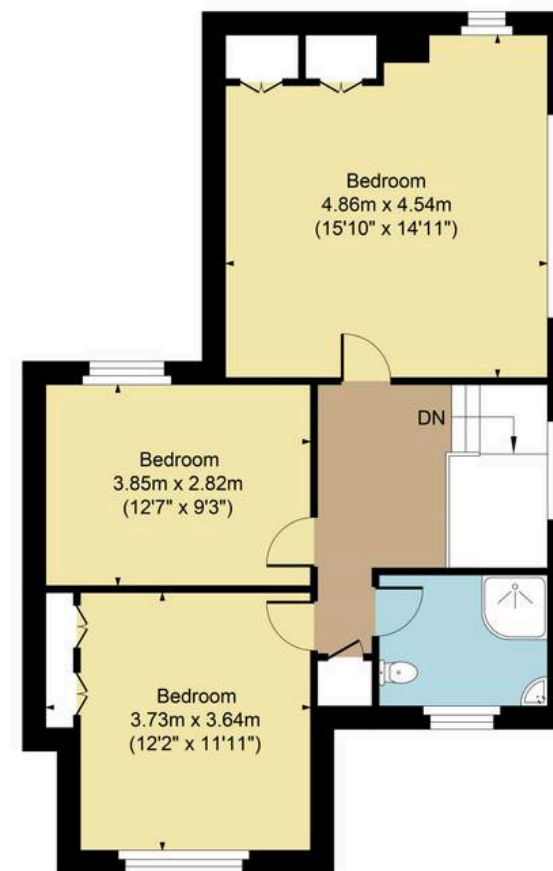




Main House Approx. Gross Internal Area:- 128.13 sq.m. 1379 sq.ft.
 Garage Approx. Gross Area:- 26.49 sq.m. 285 sq.ft.
 Total Approx. Gross Area:- 154.62 sq.m. 1664 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [---] Denotes restricted head height
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