



Manor Court, Kineton, Warwickshire







An imposing edge of village family house in about 1.57 acres with **fine views**.

Summary of accommodation

Reception Hall | Cloakroom | Drawing room | Dining room | Kitchen/breakfast room | Pantry | Utility room and stores | Sitting room | Gym
Attached double garage

Five bedrooms including principal bedroom with en suite dressing room and shower room | Further bathroom and shower room

Garden WC with boiler room and garden store | Parking | Extensive gardens and woodland, frontage to the River Dene

In all, about 1.57 acres

Distances

Stratford-upon-Avon 10 miles, Leamington Spa 10 miles, Warwick 11 miles, Banbury 11 miles (trains to London Marylebone from 71 mins)

M40 (J12) 3 miles, Birmingham International Airport 27 miles

(All distances and times are approximate)



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Situation

Manor Court is situated on the edge of the popular village of Kineton, yet only a couple of minute's walk away from the centre of the village, which has excellent shops for day-to-day requirements, including a supermarket, an artisan bakery and café, public houses, primary school and recently rebuilt secondary schools, doctor's and vets surgery, post office and fine parish church.

More extensive shopping and leisure facilities can be found in Leamington Spa, Warwick, Banbury and Stratford-upon-Avon which, with the Shakespeare Theatre, is the region's cultural centre. There is a wide range of schools to suit most requirements, including Warwick Prep and Public Schools and Kings High School for Girls in Warwick, Stratford Grammar Schools and the Croft Prep School in Stratford-upon-Avon, Tudor Hall School for Girls, Bloxham and Sibford Public Schools near Banbury.

Kineton is particularly well placed for access to the M40 (J12) just 3 miles away providing access to Birmingham to the north and London to the south together with the wider motorway network. Regular trains run from Banbury to London Marylebone from 54 minutes, and Birmingham International Airport is approximately 27 miles away. There are excellent walks in the area, including those across Edgehill and the Burton Dassett Hills.

The property

Manor Court is a fine village house thought to have dated originally from the early 1700's and substantially remodelled and extended in the 1960's and further updated by the present owners. Finished in painted render under pitched tile roof. Manor Court enjoys the best of both worlds, being within easy reach of the village centre and school bus routes, yet with superb rural views towards Edgehill from its own generous gardens.

Internally the property has elegant proportions, with good ceiling heights throughout. Features include panelled doors with brass furniture, cast iron radiators, open fireplaces, bow windows to the dining room/study and drawing room, which has a marble fireplace surround and a fine central reception hall with a flagstone floor with a generous first-floor landing above, connected by a gently sweeping staircase.









The kitchen/breakfast room has a Nobel oil-fired range and a range of handmade, bespoke kitchen units (designed and fitted by Steve Booker), appliances, sink, cooker and hob. There is a back lobby with door to the village street, larder, and utility room with stores off. The sitting room and gym, with further hall with door to the village, and a door from the gym to the garden.

Off the main landing is a walk-in airing cupboard, bedrooms one, two and three, and the family bathroom. From bedroom three, there is access to bedroom four, which is also served by the secondary staircase, as is bedroom five and the further shower room.

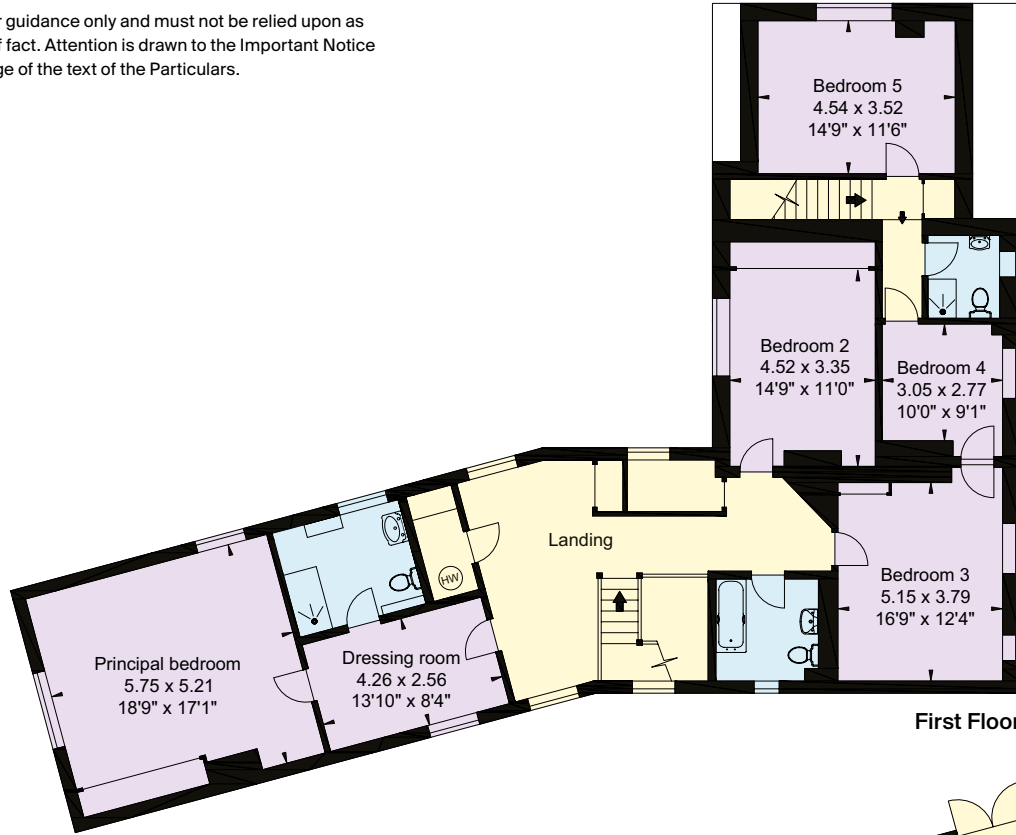
Manor Court has the flexibility to create a separate self-contained annexe since the property has separate access to the village street and a secondary staircase.



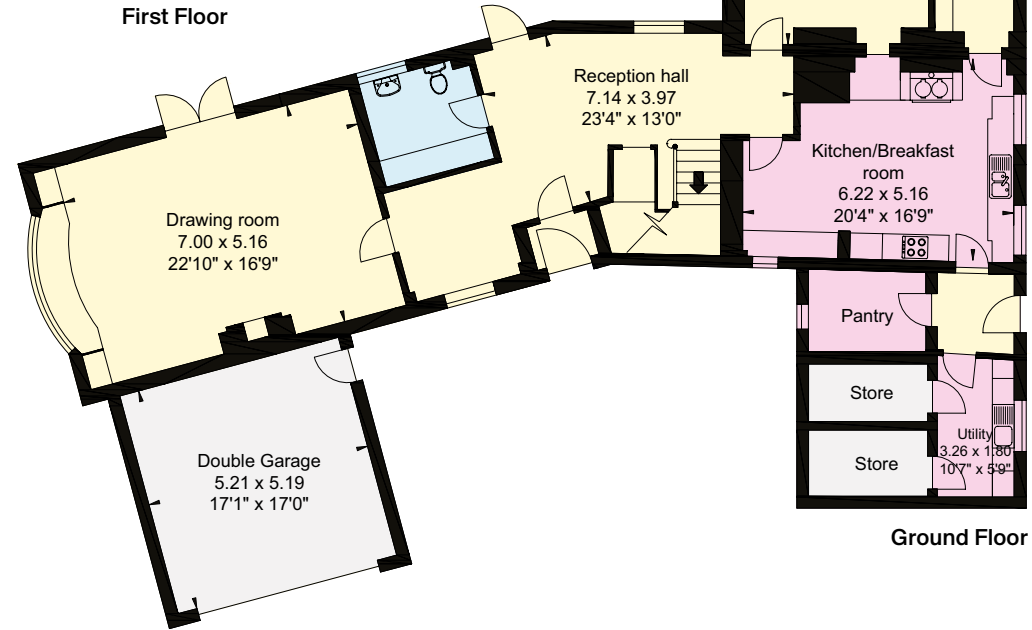
Approximate Gross Internal Floor Area

403 sq m (4,336 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

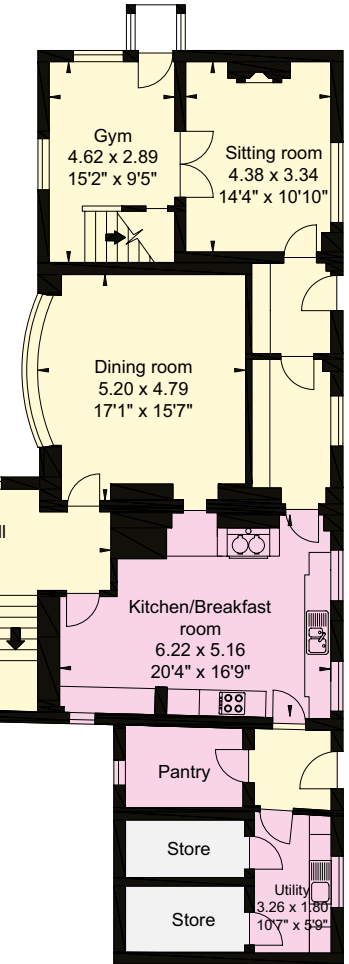
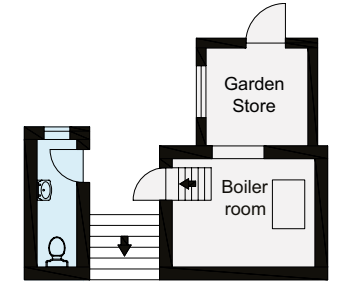


First Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and grounds

The property has delightful gardens, including a tennis lawn and spinney, from which to enjoy the view. Manor Court is approached from the village road and set back behind a tall red brick semi-circular wall with substantial wrought iron gates leading to a large parking and turning area in front of the double garage. The gardens surround the house on three sides and are traditionally laid out with terraces, with extensive lawns and mature trees offset by shrub borders and flower beds. At the bottom of the garden is a tennis lawn beyond which paths lead down through a spinney of fine trees to the River Dene.

Services

Mains water, drainage and electricity are connected to the property. Oil-fired central heating. Telephone and Broadband are available.





Fixtures and fittings

Only those items mentioned in these sales particulars, together with carpets, curtains and some light fittings are included in the sale. All others are specifically excluded but may be made available by separate negotiation. The vendors solicitor will provide a schedule of items included or excluded, and those available by separate negotiation.

Directions (Postcode: CV35 0JT)

What3words: ///daffodils.copying.doing

Viewing

By prior appointment only with the agents.

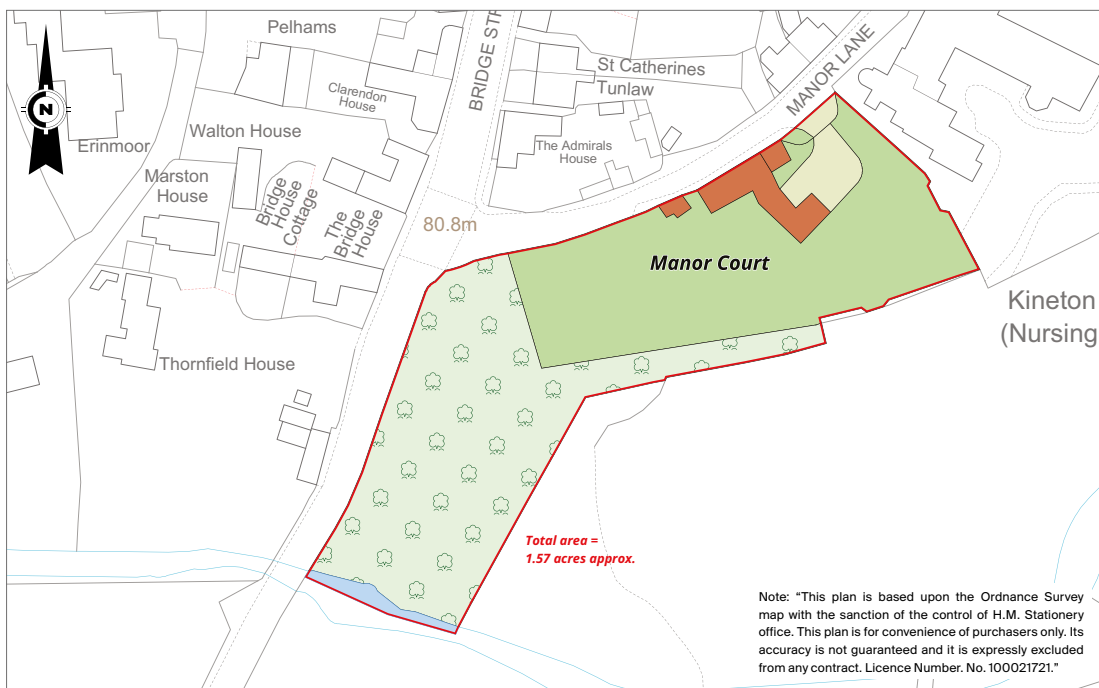
Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575.

Council Tax: Band G

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 16 August 2024
Our reference: STR090230

Manor Court, Manor Lane, Kineton, Warwick, CV35 0JT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,375,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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