



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**1 SHEPHERD PLACE
KINETON
WARWICKSHIRE
CV35 0DP**

11 miles to Stratford-upon-Avon & Banbury
11 miles to Warwick and Leamington Spa
3.5 miles to Junction 12 of the M40 motorway
at Gaydon

**LOCATED IN A QUIET NO THROUGH
ROAD IN THE CENTRE OF THE
VILLAGE, A WELL-PRESENTED TWO
STOREY SEMI-DETACHED HOUSE**

- Entrance Porch
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Three Bedrooms
- Bathroom
- Gardens to three sides
- Driveway & Half Garage
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Kineton is a popular well served village with a number of shops for daily requirements including post office, general stores, bakers and pharmacy. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, public house, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals and second home owners, drawn to the village with its facilities, café's, and restaurants. The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby Stratford upon Avon, Banbury, Leamington Spa and Warwick offer a wide range of shopping facilities and supermarkets.

1 Shepherds Place is located in a quiet no-through road in the centre of the village, within walking distance of all the local facilities. The property comprises a well-presented semi-detached two story mid-20th century house with gardens and grounds to three sides.

The property has recently undergone considerable redecoration, updating and improvement works by the current owners resulting in a bright, spacious home with oil fired central heating and double glazing throughout.

GROUND FLOOR

Entrance Porch with obscured window, exposed brick walls and connecting door to **Sitting Room**. Outlook to the front of the property and electric fire with surround. **Dining Room** with outlook to the rear of the property, Karndean flooring and understairs storage cupboard. **Kitchen** fitted with a range of matching cream units under wood effect work tops to three walls. Inset four ring electric hob with extractor hood over and double electric oven under. Inset ceramic 1½ bowl single drainer sink with mixer tap. Range of storage cupboards and drawers under, range of matching wall cupboards over, space and plumbing for dishwasher and fridge freezer. Outlook to the rear of the property. **Rear Lobby** with windows to two sides, part-glazed stable door opening to rear garden and exposed wood flooring. **Utility Room** fitted with single work top to one wall with storage cupboards and drawers

under and full height larder cupboards to end. Belfast sink set to worktop with mixer tap and storage under. Space and plumbing for washing machine, space for freezer.

FIRST FLOOR

Large **Landing** with access to loft space and range of built-in wardrobe cupboards to one wall with hanging rails and shelves. **Bedroom One** outlook to the front of the property and built-in wardrobe cupboard. **Bedroom Two** outlook to the rear of the property. **Bedroom Three** outlook to the front of the property. **Bathroom** fitted with white suite comprising; panelled bath with shower over and glazed folding shower screen, WC set to vanity unit with concealed system and wash hand basin set to vanity unit with storage under. Tiled walls and floor, towel radiator and obscured window to rear.

OUTSIDE

To the front of the property, the garden is laid to lawn with ornamental tree with flowerbeds to border. Private drive provides ample parking and leads to **Half Garage** with up and over door, electric light fitting and power supply. Rear garden lies to the side and rear of the property, is enclosed, laid partly to lawn with paved terrace adjoining the rear of the property. Flowerbeds and mature shrubs to borders. Outside lighting and water supply.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by an Oil fired external boiler.

Ofcom Broadband availability: *Superfast*. Ofcom Mobile outdoor coverage: *O2, 3, EE, Vodaphone*.

Council Tax

Payable to Stratford District Council.

Listed in Band D

Energy Performance Certificate

Current: 54 Potential: 77

Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

CV35 0NS

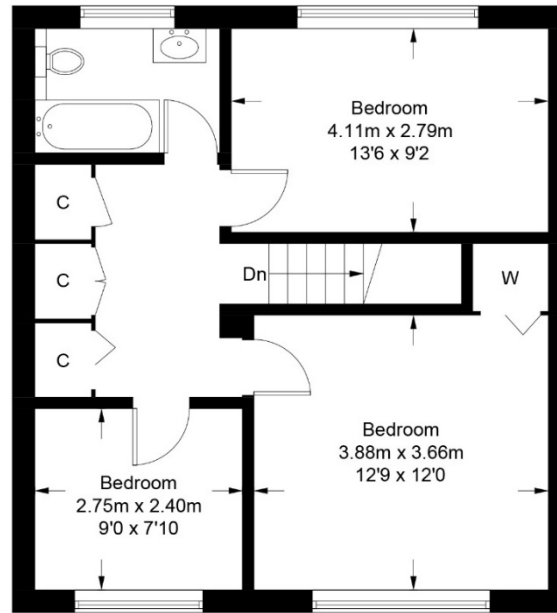
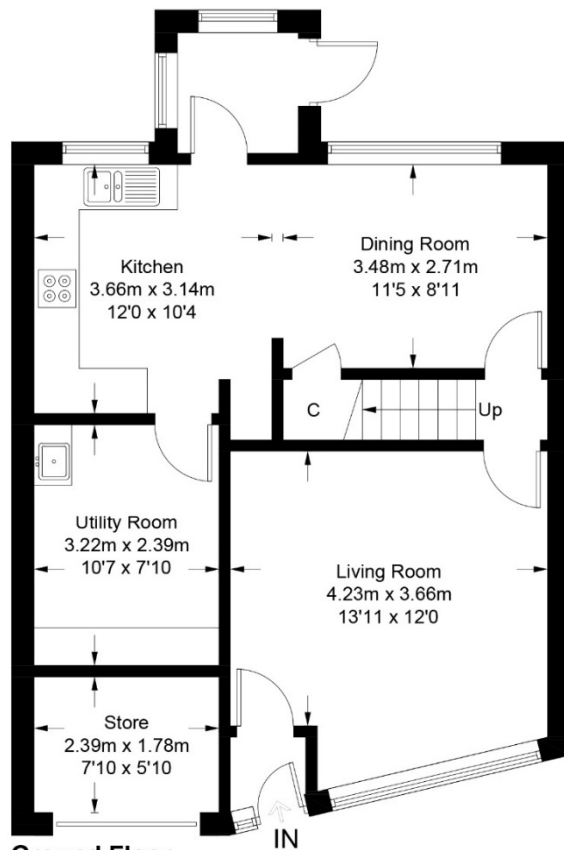
From our office in the village centre proceed West along the Warwick Road, passing Bridge Street, where the entrance to Shepherd Place will be found on the left hand side. Proceed into Shepherds Place where the property will be found on the Right hand side.

What3Words: [///vegans.factorying.spoke](https://www.what3words.com/vegans.factorying.spoke)

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

CS/2186/27.02.2024



Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID939513)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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