



THE PROPERTY

CHADSHUNT

COLEBROOK
SECCOMBES

**LYNROCK
4 CHADSHUNT COTTAGES
CHADSHUNT
WARWICKSHIRE
CV35 0EG**

1 mile from Kineton village centre
11 miles to Stratford-upon-Avon
11 miles to Warwick and Leamington Spa
2 miles to Junction 12 of the M40 motorway at
Gaydon

**A SUBSTANTIAL SEMI-DETACHED
HOUSE STANDING IN 0.3 ACRE OF
LANDSCAPED GARDENS WITH VIEWS
OVER THE SURROUNDING
COUNTRYSIDE**

- Entrance & Inner Hall
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Utility
- Conservatory
- Guest WC
- Study Area
- Five Bedrooms
- Bathroom
- Shower Room
- Large Gardens
- Driveway
- EV charger
- EPC Rating B

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



Chadshunt lies approximately 1 mile to the North of Kineton, and comprises a small village located along the Kineton to Gaydon Road. Within the well served village of Kineton, a number of shops for daily requirements including post office, two general stores, bakers, pharmacy, opticians, hairdressers, and veterinary practice. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports club, primary and secondary schools.

Kineton village enjoys a close, active community a diverse population of all ages, drawn to the village for its facilities, café, 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, recreational, leisure facilities and supermarkets.

Lynrock is understood to have originally been constructed circa 1945 as one of four semi-detached farm worker cottages for neighbouring Chadshunt Estate. The property adjoins open countryside to three sides and enjoys far reaching views to the South-East at the front and a substantial enclosed North-West facing garden to the rear.

The property has been in the same ownership for over 30 years, during which time substantial extension and improvement works have been undertaken to the accommodation, resulting in the substantial house in excess of 2000 square feet that presents today.

Much emphasis has been placed on sustainability of the property including the solar panels, battery storage, EV charging point and most recently air source heating at the beginning of 2024. The property now provides a substantial energy efficient house with an EPC Rating of B in a delightful rural position with far reaching views.

GROUND FLOOR

Entrance Hall with quarry tiled floor and part-glazed front door. Archway continues to **Inner Hall** with staircase rising to first floor and under stairs storage cupboard. **Guest WC** fitted

with close coupled WC, corner wash hand basin and obscured glazed window. **Sitting Room** triple aspect to front, side and rear of the property with engineered wood floor and feature brick fireplace with log burning stove. Glazed double doors opening to rear garden. **Dining Room** double aspect to front of the property, brick fireplace with tiled hearth and engineered wood floor. **Kitchen/Breakfast Room** double aspect to front and rear of the property, fitted with a range of matching kitchen units under granite L-shaped worktop to two walls. Stainless steel double bowl sink with mixer tap, integrated dishwasher, electric cooker with extractor over, built-in cupboard to fireplace and storage cupboard to side, quarry tiled floor and understairs larder cupboard with electric light and shelves. **Conservatory** with glazed double doors opening to rear garden and tiled floor. **Utility Room** fitted with single worktop to one wall with inset stainless steel single bowl single drainer sink with mixer tap. Tiled floor, space and plumbing for washing machine and tumble dryer, floor standing hot water cylinder, built-in storage cupboard and part-glazed door to rear garden.

FIRST FLOOR

Landing with **Study Area**, window to rear, built-in storage cupboards with hanging rail, Linen cupboard and access to loft space. **Bedroom One** double aspect to side and rear of the property, fitted with a range of wardrobe cupboards and shelving to two walls. **Bedroom Two** double aspect to front and side of the property with built-in wardrobe cupboards. **Shower Room** fitted with corner shower cubicle, WC with concealed system and wash hand basin set to vanity unit with storage under and to side. Electric shaver point, obscured glazed window, tiled floor, extractor fan and towel radiator. **Bedroom Three** double aspect to front of the property with range of built-in cupboards. **Bedroom Four** outlook to the front of the property with range of built-in cupboards and storage shelves. **Bedroom Five** outlook to the rear of the property and built in storage. **Bathroom** fitted with white panelled bath with mixer tap and shower attachment, WC with concealed system, wash hand basin with storage under and corner shower cubicle with glazed door. Tiled floor,

walls, obscured glazed window, towel radiator and extractor fan.

OUTSIDE

To the front of the property, a pair of five bar gates open to a private driveway with parking for several vehicles. The front garden is landscaped with lawns and mature shrubs. Private sewage treatment plant and brick built coal bunkers. Doorway to the side of the property leads to rear garden. Paved seating area adjoining the rear of the property with low-level brick wall and steps leading up to a predominantly lawn garden with mature fruit trees, shrubs and flowerbeds. Pathway continues the length of the garden with paved patio enjoying views over the neighbouring fields and countryside. Greenhouse. Workshop Store, Garden shed, Potting shed all with light and power supply. Outside water supply.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water and electricity are connected. Private sewage treatment system. Air source heating, Solar panels and battery storage. EV charger.

Ofcom Broadband availability: *Ultrafast*.

Ofcom Mobile outdoor coverage limited: *3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 88 Potential: 92 Band: B

Fixtures and Fittings

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

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.

Directions

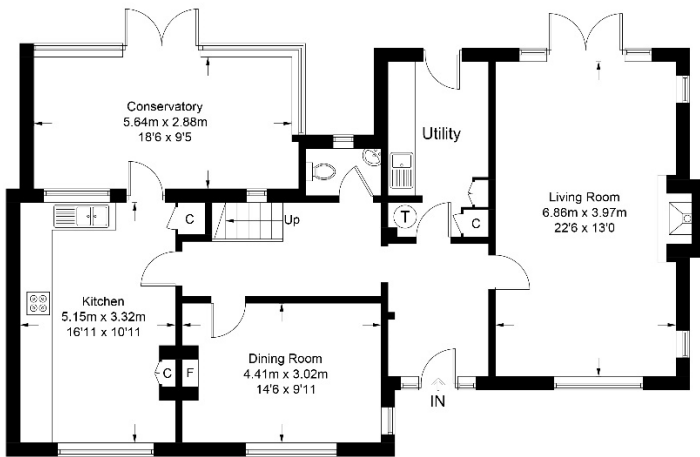
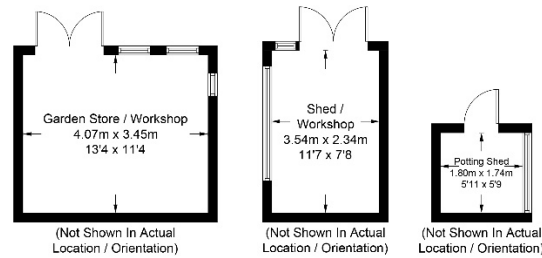
postcode: CV35 0EG

From Kineton village proceed North on the Southam Road towards Gaydon. Upon leaving the village, after approximately 1/2 mile the property will be found on the left hand side identified by our For Sale board

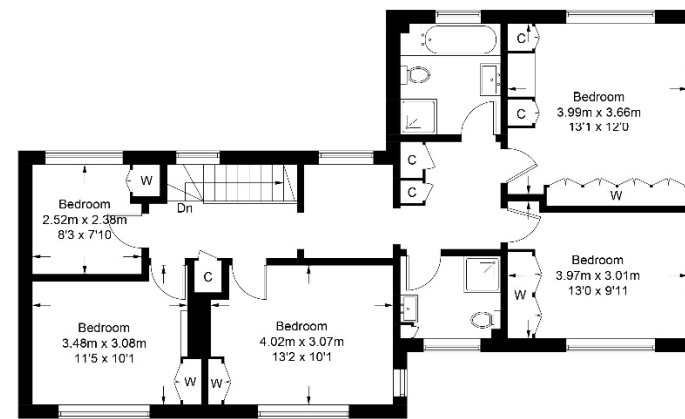
What3Words:

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CS-2249/26.07.2024



Ground Floor
107.3 sq m / 1155 sq ft



First Floor
85.5 sq m / 920 sq ft

Approximate Gross Internal Area = 192.8 sq m / 2075 sq ft

Outbuildings = 25.5 sq m / 274 sq ft

Total = 218.3 sq m / 2349 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1106620)

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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