



CHAPEL COTTAGE KINETON WARWICKSHIRE CV35 0LN

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa, within 3½ miles of Junction 12 of the M40 motorway at Gaydon

A CHARMING CHARACTER GRADE II LISTED TWO BEDROOM COTTAGE IN THE HEART OF THE VILLAGE

- Entrance Porch
- Living Room
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Courtyard Garden
- EPC Band F

VIEWING STRICTLY BY APPOINTMENT
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Kineton is a large South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public house, sports club and primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

Chapel Cottage comprises a charming Grade II listed three-storey cottage positioned in the heart of the village. The Property offers spacious, character filled accommodation with scope for modernisation and improvement. To the rear of the property a later single-storey addition provides a Kitchen and Conservatory. Previous planning permission: 14/02228/LBC allows to replace the conservatory with a more substantial orangery.

THE GROUND FLOOR

Entrance Porch part glazed front door, connecting door to **Living Room**, a well-proportioned room with exposed beams, feature Inglenook fireplace with flagstone hearth and oil-fired stove with back boiler. Outlook to the front of the property, built-in corner cupboard and under stairs storage. **Kitchen** range of matching units under marble effect worktop to three walls. Inset stainless steel single bowl single drainer sink with mixer tap, four ring LPG hob with extractor over, high-level double electric oven, range

of cupboards and drawers, space and plumbing for dishwasher, fridge and freezer. Outlook to the rear. Stable door to **Conservatory** wood floor, range of built-in cupboards, glazed doors to garden.

THE FIRST FLOOR

Landing built-in airing cupboard with hot water cylinder. **Bedroom One** double aspect to front and side of the property, range of built-in wardrobes, built-in window storage and exposed beam. **Bathroom** fitted with corner panelled bath with mixer tap and shower attachment, close coupled WC, wash hand basin set to vanity unit with storage under and enclosed corner shower cubicle with glazed sliding doors and electric shower unit. Towel radiator and outlook to the rear of the property.

THE SECOND FLOOR

Bedroom Two double aspect to front and rear, built-in eaves cupboards and exposed timbers and beams.

OUTSIDE

To the side of the property, with a southerly aspect, an enclosed wall garden is laid to gravel with pedestrian gate opening to Southam Street. Oil tank. Pedestrian gate to the rear of the garden provides access to LPG tanks to the rear of the Kitchen.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, and electricity are connected. Oil Central heating. Parking on street.

Ofcom anticipated Broadband Speed: Superfast

Ofcom anticipated outdoor Mobile reception: O2, Vodafone, EE

Council Tax

Payable to Stratford District Council - Listed in Band C

Energy Performance Certificate

Current: 27 Potential: 82 Band: F

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly 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, significant events.

Directions

CV35 0LN

What3Words:

///handrail.acid.delays

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, measurements or distances we have referred to are given as a guide only and are not precise.

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