



COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT









**HILLCOTE  
BANBURY STREET  
KINOTON  
WARWICKSHIRE  
CV35 0JU**

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 AN ELEVATED POSITION,  
A SUBSTANTIAL DETACHED FIVE  
BEDROOM THREE BATHROOM  
PERIOD HOME IN 1/3 ACRE OF  
MATURE GARDENS WITH LARGE  
GARAGE/WORKSHOP & CAR PORTS**

- Reception Hall
- Guest WC
- Kitchen
- Dining/Living Room
- Sitting Room
- Utility Room
- Five Bedrooms
- Two ensuite
- Family Bathroom
- 1/3 acre of Gardens
- Garage/Workshop/Carports
- 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, pharmacy and opticians. 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.

**Hillcote** is located in an elevated position, set above Banbury Street, behind the houses fronting the road. Steps lead up to the front door of this imposing and substantial period home, which is understood to originally date back to the 1600's in the earliest section. Later additions in the 19th and 20th century, the latest in the 1990's, result in the substantial three storey house which stands today.

The property offers versatile accommodation enjoying a wealth of character and charm, which has been diligently maintained and presented to a high standard by the current owners of just over three decades. The property stands in gardens and grounds of approximately 1/3 acre with a private gated driveway to the rear leading to a substantial garage/workshop with adjoining triple car port, positioned in the heart of the village within a short distance of all the village facilities and amenities.

## GROUND FLOOR

**Reception Hall** double aspect to front and side of the property, slate floor, exposed beams, lead light windows, sealed fireplace, under stairs storage cupboard and staircase rising to first floor. **Study** with slate floor, walk-in bay window with window seat, built-in storage cupboard and floor standing solid fuel stove. **Sitting Room** is split-level with outlook to the side and rear of the property, including glazed door opening to rear garden. Brick built fireplace with slate hearth,

ornamental surround and solid fuel stove. **Kitchen** with outlook to the rear of the property. Oil fired AGA set under brick fireplace with tiled splashback. Double Belfast sink set under solid wood kitchen worktop with storage under. Space and plumbing for dishwasher. Central island with granite worktop including inset electric hob and single electric oven under. Range of drawers, cupboards and display shelves under. Integrated fridge, slate floor and feature beams. **Dining/Living Room** double aspect to side and rear of the property, including glazed door to rear garden, slate floor and spiral staircase rising to first floor guest suite. **Rear Hall** with door to garden and slate floor. **Guest WC** fitted with low-level WC, wall-mounted wash hand basin and window to front. **Utility Room** fitted with a single solid wood worktop with single Belfast sink, space and plumbing for washing machine, space for tumble dryer and space for American-style fridge freezer. Built-in storage cupboard, floor standing oil-fired central heating boiler and window to side.

## FIRST FLOOR

**Landing** with lead light window to front, built in linen cupboard and staircase rising to second floor. **Bedroom One** split-level double aspect to side and rear of the property. **Ensuite Bathroom** fitted with double-ended bath, close coupled WC, pedestal wash hand basin and corner shower cubicle with glazed sliding doors. Window to rear, wood floor and towel radiator. **Bedroom Two** outlook to the front of the property. **Bedroom Three** outlook to the front of the property and built-in storage cupboard. **Bathroom** with walk-in shower with glazed screen, close coupled WC, wash hand basin and panelled bath. Built-in airing cupboard with hot water cylinder and storage shelves, wood floor, towel radiator and roof light. Connecting door to **Guest Bedroom Suite** comprising **Bedroom Four** double aspect to side and rear of the property with walk-in wardrobe cupboard and staircase returning to ground floor. **Ensuite Shower room** with enclosed shower cubicle with electric shower, close coupled WC, wall-mounted wash hand basin and extractor fan.







## SECOND FLOOR

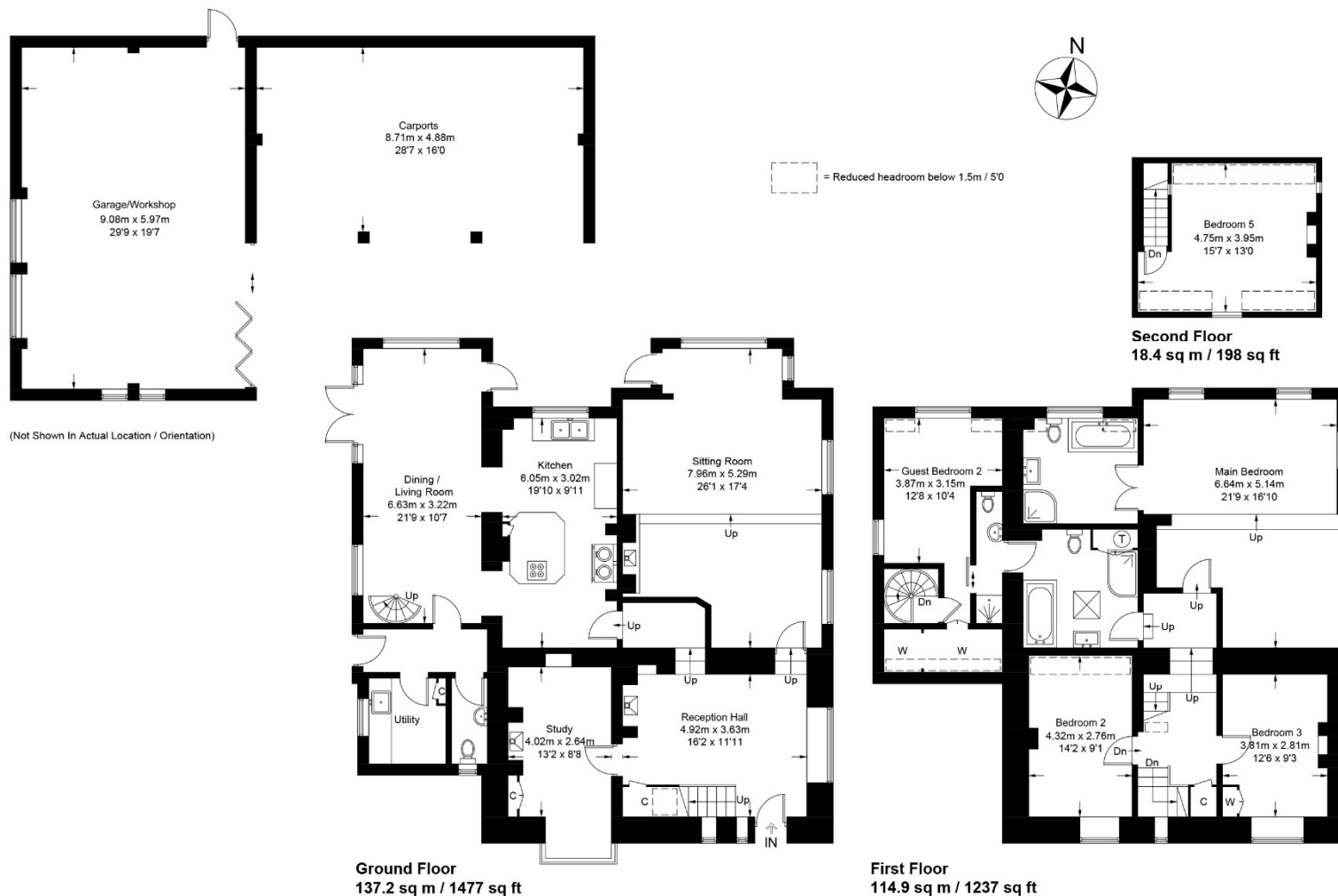
**Bedroom Five** double aspect to front and side of the property.

## OUTSIDE

To the front of the property, a wrought iron pedestrian gate with steps from Banbury Street rise to ornamental front garden with paved terrace, outside light and access to the front door. Wrought iron pedestrian gates either side of the property open to rear garden. A wonderful mature, enclosed garden arranged over different levels including large paved terrace to the side of rear of the property, with access from the Sitting Room, Dining Room and Rear Hall. Outside lighting and water supply. Steps lead up to a large lawn with ornamental shrubs to borders and mature trees. Ornamental pond and vegetable garden. Access from Mill Lane leads to double gates and private gravel driveway with ample parking for several vehicles and leading to **Triple Carport** with lighting and power supply. **Garage/Workshop** with folding doors and windows to two sides. Storage space to eaves, fitted electric light and power supply, inspection pit and door in rear wall.







Approximate Gross Internal Area = 270.5 sq m / 2912 sq ft

Garage / Carport = 97.5 sq m / 1049 sq ft

Total = 368 sq m / 3961 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1131887)

## 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 boiler in the utility room.

Ofcom Broadband availability: *Superfast*.

Ofcom Mobile outdoor coverage likely: 3, EE, Vodafone.

### Council Tax

Payable to Stratford District Council.

Listed in Band C

### Energy Performance Certificate

Current: 46 Potential: 71 Band: E

### 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, vendor overseas, significant events.

### Directions

CV35 0JU

From Kineton centre, proceed along Banbury Street to the East, passing the village stores. After passing the turning into Mill Street on the left, steps leading up to the property will be found on the left-hand side beside the green lamp post. The property will be identified by our For Sale board.

What3Words

///spike.proposals.free

CS 2259/07.10.2024

### 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.





2 Banbury Street  
Kinton CV35 0JS  
01926 640498  
[sales@colebrookseccombes.co.uk](mailto:sales@colebrookseccombes.co.uk)

COLEBROOK  
SECCOMBES