



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**3 WOODLEY HOUSE
WARWICK ROAD
KINETON
WARWICKSHIRE
CV35 0RQ**

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

**A CONTEMPORARY TWO BEDROOM
GROUND FLOOR APARTMENT WITH
GARDEN FORMING PART OF A
SELECT DEVELOPMENT IN THE
CENTRE OF THE VILLAGE**

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Ensuite Shower Room
- Enclosed Garden
- Allocated parking
- EPC Rating D

**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 butchers. 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, second homeowners drawn to the village with its facilities, cafés, 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.

3 Woodley House forms one of ten individual properties in a modern development recently completed. The property is located to the rear of the development with a private enclosed garden.

The property is finished to an excellent standard, with a superb open plan living dining room with doors into the garden, a modern kitchen with integrated appliances, stylish bathrooms and allocated parking in the private car park to the rear of the building.

GROUND FLOOR

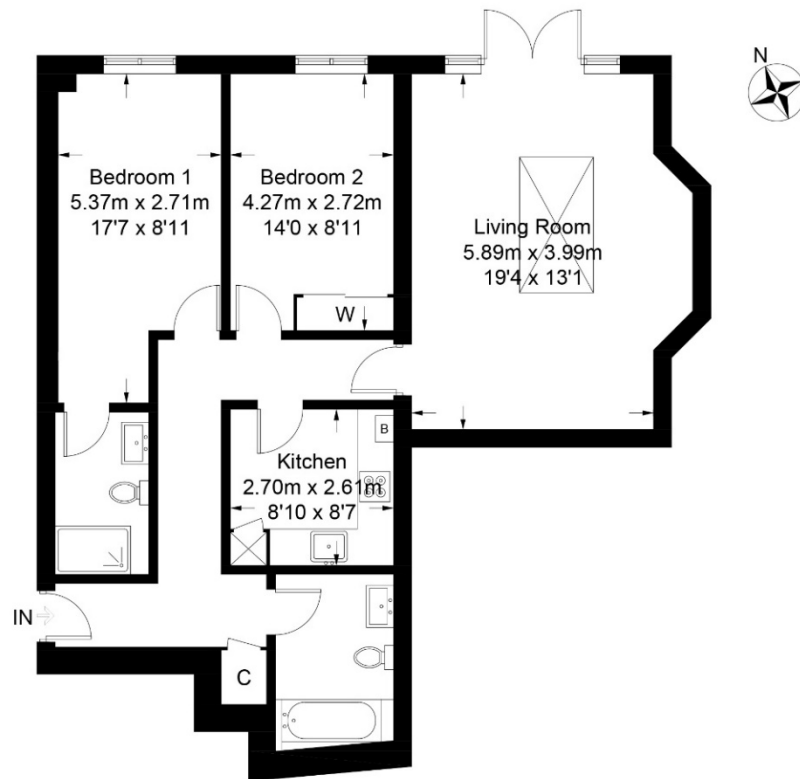
Entrance Hall with entry phone system, engineered wood floor, storage cupboard with space and plumbing for washing machine. **Living Room** large spacious room with glazed double doors and windows either side plus roof lantern to ceiling, engineered wood floor and outlook to the rear of the property. **Kitchen** fitted with matching white units under L-shaped wood worktop. Inset four ring electric hob, stainless steel 1 ½ bowl sink with mixer tap, single electric oven, integrated dishwasher, integrated fridge, separate freezer, range

of matching wall cupboards over, extractor fan, integrated microwave tiled splashback, engineered wood floor and concealed wall-mounted Worcester combination boiler. **Bedroom One** outlook to the rear. **Ensuite Shower Room** with enclosed shower cubicle with glazed sliding door, WC with concealed system, wall mounted wash hand basin with storage under, part tiled walls, tiled floor, towel radiator and extractor fan. **Bedroom Two** outlook to the rear. **Bathroom** fitted with matching suite comprising panelled bath with shower screen and showerhead over, wall mounted wash hand basin with storage units under and mixer tap, WC with concealed system, towel radiator, tiled floor, part tiled walls and extractor fan.

OUTSIDE

To the rear of the property an enclosed garden is laid to lawn with paved patio area joining the double doors from the Living Room. Outside lighting, power and water supply. Pedestrian gate opens to parking at the rear of the property where number Three has one allocated space.





Ground Floor

Approximate Gross Internal Area = 84.4 sq m / 908 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID607712)

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.

GENERAL INFORMATION

Tenure

Leasehold with Vacant Possession.

The property is understood to be on a 250 year lease from 2020. Maintenance charge/Ground rent approximately £500 per annum.

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by LPG Gas fired boiler in the Kitchen.

Ofcom Broadband availability: *Superfast*.

Ofcom Mobile coverage: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council.

Listed in Band B

Energy Performance Certificate

Current: 65 Potential: 68 Band: D

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 0RQ

From the village centre proceed West along the Warwick Road where Woodley House will be found on the right-hand side shortly after the Pharmacy.

What3Words: *///splinters.talked.crinkled*

CS2210/29.01.2025

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