



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**SHAMBA
LIGHTHORNE ROAD
KINETON
WARWICKSHIRE
CV35 0JL**

10 miles to Stratford-upon-Avon
11 miles to Warwick and Leamington Spa
4 miles to Junction 12 of the M40 motorway at
Gaydon

**AN EXTENDED AND REFURBISHED
SEMI-DETACHED THREE BEDROOM
EDWARDIAN HOUSE ON THE
OUTSKIRTS OF THIS POPULAR WELL
SERVED VILLAGE**

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Garden Room
- Guest WC
- Three Bedrooms
- Bathroom
- Gardens
- 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 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 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.

The village is well situated for commuters to London and the West Midlands with the M40 at Junction 12 and the mainline railway to London Marylebone takes approximately 55 minutes from nearby Banbury.

Shamba is located towards the outskirts of the village with a rear garden adjoining a small paddock. Understood to date back to the Edwardian Era, the property has undergone subsequent extension to the rear providing a larger kitchen and garden room.

Having just undergone a comprehensive refurbishment programme, which includes, redecoration, new flooring, replacement bathroom and clearance of the garden, the property now offers balanced beautifully presented two-storey accommodation offering the character and charm of an traditional property.

NB: Solar PV panels have been installed at the property. We are advised this offers potential for creating energy and cost reductions, with surplus energy sent back into the grid. The system has provision for battery storage if required. There is also a link to the water heating system with the option to save energy cost with water heating.

GROUND FLOOR

Entrance Hall with obscured glazed front door with windows above and either side, staircase to first floor. **Dining Room** attractive tiled fireplace with pine surround and mantle over, bay window to front, built-in cupboards and drawers with wood effect flooring. **Sitting Room** double aspect to side and rear of the property with solid fuel stove set to fireplace on flagstone hearth. Understairs storage space. Connecting glazed door to **Kitchen**. Fitted with matching cream units to opposite walls under two worktops including L-shaped worktop with inset ceramic 1 1/2 bowl single drainer sink with mixer tap over. Inset electric hob. Range of drawers and cupboards under, space and plumbing for washing machine. High-level single electric oven. Matching wall cupboards over and extractor fan. Additional worktop with storage cupboards and drawers under. Space for fridge freezer. Double aspect to front and side of the property with doors to the driveway at the front of the property and door to rear garden. **Garden Room** with glazing to three sides, tiled floor and double doors to rear garden. **Guest WC** with close coupled WC and obscured window.

FIRST FLOOR

Landing with window to side. **Bedroom One** outlook to the front of the property. **Bedroom Two** outlook to the rear of the property, cast iron ornamental fireplace, built-in storage cupboards either side and hot water heater. **Bedroom Three** outlook to front and access to loft space. **Bathroom** fitted with panelled bath with glazed shower screen and wall mounted electric shower over, close coupled WC, pedestal wash hand basin, extractor fan, electric towel radiator and obscured glazed window to rear.

OUTSIDE

To the front of the property a block paved driveway with parking for several vehicles leads to **Entrance Porch** with electric light. Block paved pathway continues to the side of the property and leads to Kitchen door. **Rear Garden** enclosed with timber fence and laid predominantly to lawn with ornamental shrubs and flower beds. Outlook onto adjoining paddock. 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 electric night storage heating.

Ofcom Broadband availability: *standard*.

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

Council Tax

Payable to Stratford District Council.

Shamba is Listed in Band C

Energy Performance Certificate

Current: 42 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. NB it is understood planning permission has been submitted in a neighbouring field.

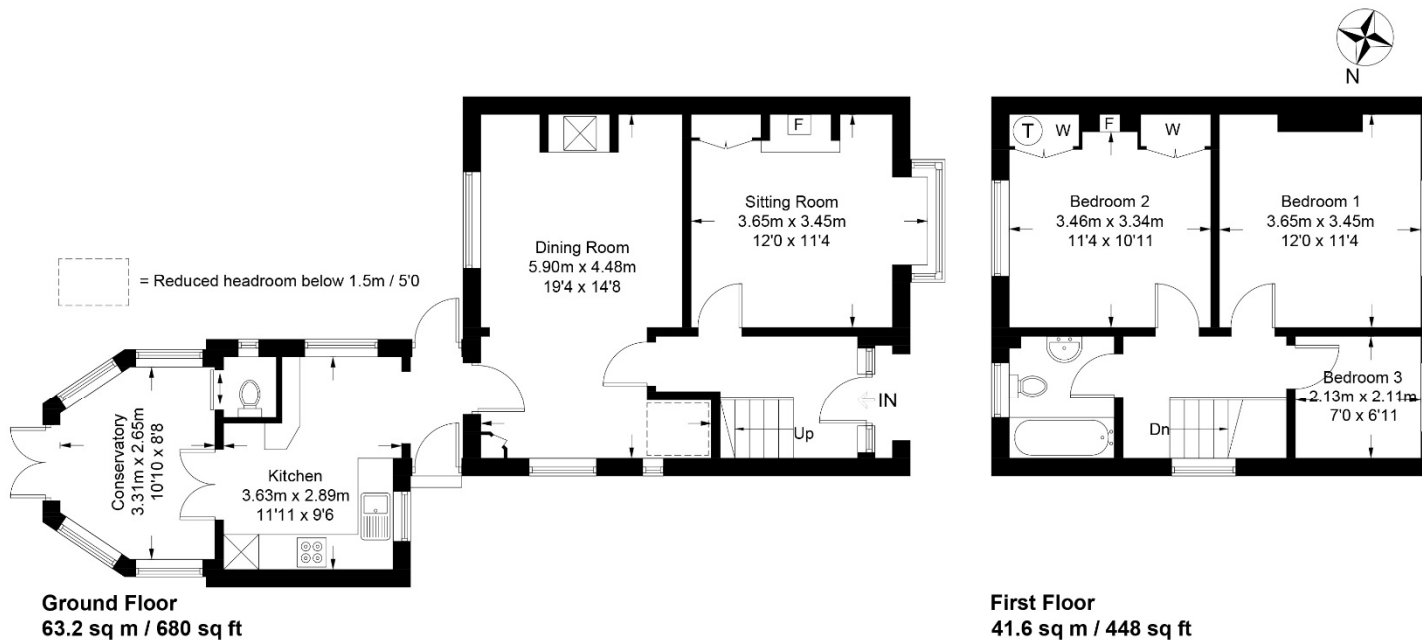
Directions

CV35 0JL

From the village centre proceed North along Southam Street. At the sharp right hand bend continue straight on into Lighthorne Road where the property will be found on the right hand side after the bridge.

What3Words:

///height.lion.fairway
CS-2156/17.02.2025



Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID898752)

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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