



9 CHURCH MEWS KINETON WARWICKSHIRE CV35 0LH

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

CENTRAL VILLAGE CUL-DE-SAC OF JUST FIVE PROPERTIES PRESENTED TO A HIGH STANDARD WITH 2 X PRIVATE PARKING

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Courtyard Garden
- Allocated Parking
- EPC Band E

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 clubs 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.

9 Church Mews forms one of five properties in a quiet cul-de-sac set back from Warwick Road. Understood to have been constructed in the late 1980's the property offers spacious two storey accommodation with UPVC double glazing and LPG central heating. The current owners have improved the property and landscaped the garden, resulting in a stylish modern home.

THE GROUND FLOOR

Entrance Hall with staircase to first floor. **Sitting Room** outlook to the front of the property, exposed brick fireplace with quarry tiled hearth and under stairs cupboard. **Dining Room** with glazed door and windows opening to rear garden. **Kitchen** fitted with a range of matching units under granite effect worktops to three walls. Inset stainless steel single bowl single drainer sink with mixer tap, inset electric hob with single electric oven under and extractor hood over. Integrated washing machine, space for

fridge freezer, range of matching wall cupboards over, tiled splashback and outlook to the rear of the property.

THE FIRST FLOOR

Landing with access to loft space which is partially boarded and ladder. **Bedroom One** outlook to the front of the property. **Bedroom Two** outlook to the rear of the property with built-in cupboard housing gas fired boiler. **Bedroom Three** outlook to the front of the property and fitted with wardrobe cupboards to one wall. **Bathroom** fitted with panelled bath with mixer tap and shower attachment over, wall-mounted wash hand basin, close coupled WC, towel radiator, obscured glazed window and range of built-in storage cupboards.

OUTSIDE

To the front of the property a gravel pathway leads to Entrance Porch with two allocated car parking spaces and electric light. To the rear of the property an enclosed courtyard garden is laid partially to decking with gravel area and artificial grass. Pedestrian gate gives access to alleyway, returning to the front of the property. Outside water, light and power supply.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, and electricity are connected. LPG fired central heating. Ofcom anticipated Broadband Speed: Superfast. Ofcom anticipated outdoor Mobile reception likely: O2, Vodafone, EE, Three.

Council Tax

Payable to Stratford District Council - Listed in Band C

Energy Performance Certificate

Current: 50 Potential: 70 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, significant events.

Directions

CV35 0HN

From the village centre, continue along Warwick Road, where the entrance to Church Mews will be found on the Right-hand side shortly after the Pharmacy.

What3Words:

///unwound.leap.kind

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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