





## 7 SMITH CLOSE KINETON WARWICKSHIRE CV35 0BP

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

### A MODERN TWO-BEDROOM SEMI-DETACHED HOUSE PRESENTED TO A HIGH STANDARD WITH PRIVATE PARKING

- Living Room
- Guest WC
- Kitchen
- Two Bedrooms
- Bathroom
- Gardens & Driveway
- EPC Band B

**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, two public houses, 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.

**7 Smith Close** forms part of a small select development of approximately seventeen properties understood to have been constructed by Barwood Homes in 2018. Located on the outskirts of the village, this quiet no through road is within walking distance of the village facilities. The property has been maintained and presents to an excellent standard by the current owners who have replaced the kitchen worktops, splashback and planted the garden.

#### THE GROUND FLOOR

**Living Room** outlook to the front of the property and understairs storage space. **Guest WC** with close coupled WC, wash hand basin, tiled floor and extractor fan. **Kitchen** outlook and part glazed door to rear garden. Fitted with a range of matching gloss kitchen units under solid wood worktop to two walls with inset induction hob, Belfast style sink with mixer tap over, built-in double electric oven and stainless steel extractor hood over. Range of drawers and cupboards, integrated fridge with

separate freezer unit under, built-in dishwasher, space and plumbing for washing machine, wall-mounted gas fired boiler and tiled floor.

#### THE FIRST FLOOR

**Landing** with access to boarded loft space via pulldown ladder. **Bedroom One** outlook to the rear of the property. **Bedroom Two** outlook to the front of the property. **Bathroom** fitted with tiled panelled bath with glazed shower screen and wall mounted shower over, wall-mounted wash hand basin, close coupled WC, towel radiator, tiled floor and extractor fan.

#### OUTSIDE

To the front of the property, a pea shingle front garden and entrance portico with outside light. To the side of the property is a block paved driveway with parking for several vehicles and electric car charging point. Rear garden is enclosed by close boarded fence to all sides, laid to lawn with paved patio joining the rear of the house, mature trees and timber built shed. Outside lighting and water supply. Pedestrian gate to driveway.

### GENERAL INFORMATION

#### Tenure

Freehold with Vacant Possession. We understand there is a Smith Close annual maintenance charge of £120

#### Services

LPG from communal tanks. Mains water, drainage, and electricity are connected. 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: 82 Potential: 97 Band: B

#### 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 0BP

From Kineton centre, leave the village on the Southam Road. After crossing the old railway bridge turn right at the large roundabout where Smith Close is immediately on the Right.

What3Words: ///windpipe.lump.knowledge

#### 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.

**CS-2270/03.03.2025**