



KINETON

COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



**LEWES COTTAGE  
3 PARK VIEW COURT  
WARWICK ROAD  
KINETON  
WARWICKSHIRE  
CV35 0JW**

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

**WITHIN EASY WALKING DISTANCE OF  
THE VILLAGE CENTRE, A WELL  
PRESENTED MODERN HOUSE WITH  
FOUR DOUBLE BEDROOMS, THREE  
BATHROOMS, GARAGE & PARKING**

- Reception Hall
- Guest Cloakroom
- Sitting Room
- Dining Room
- Breakfast Room
- Kitchen
- Utility Room
- Four Double Bedrooms
- Shower Room
- Bathroom
- Two Ensuite Shower Rooms
- Garage
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
[sales@colebrookseccombes.co.uk](mailto:sales@colebrookseccombes.co.uk)**





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

There are a number of shops for daily requirements including post office, general stores and butcher, Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, two public houses, sports clubs, primary and secondary schools.

The village enjoys a diverse population of families, commuters, retirement age and second home owners. The surrounding countryside offers wonderful walking, cycling and riding. The Cotswold Hills are only a few miles to the South of the village and Stratford upon Avon, home of the Royal Shakespeare Theatre on the banks of the River Avon is only 11 miles away.

**Lewes Cottage** forms one of three bespoke quality homes, understood to have been built in 2004. The property is within walking distance of the village centre and the local facilities. With the benefit of oil-fired central heating and double glazing, the property provides spacious balanced accommodation over two floors which includes four double bedrooms.

## GROUND FLOOR

**Reception Hall** a spacious hallway with engineered oak flooring, staircase to the first floor and communicating doors to the reception rooms. **Guest WC**. Fitted with WC and wash hand basin, extractor fan. **Sitting Room** double aspect including doors to the rear garden, ornamental fireplace with electric fire. **Dining Room** outlook to the front of the property. **Breakfast Room** tiled floor, outlook to the front and opening continuing through to **Kitchen**. Fitted with a range of base and high level units finished with a granite effect work top. Integrated fridge, freezer and dishwasher. Freestanding electric range cooker. Stainless steel 1½ bowl sink with drainer and mixer tap. Opening to **Utility Room** fitted with single worktop, space and plumbing for washing machine and tumble dryer. Part glazed door to rear garden.

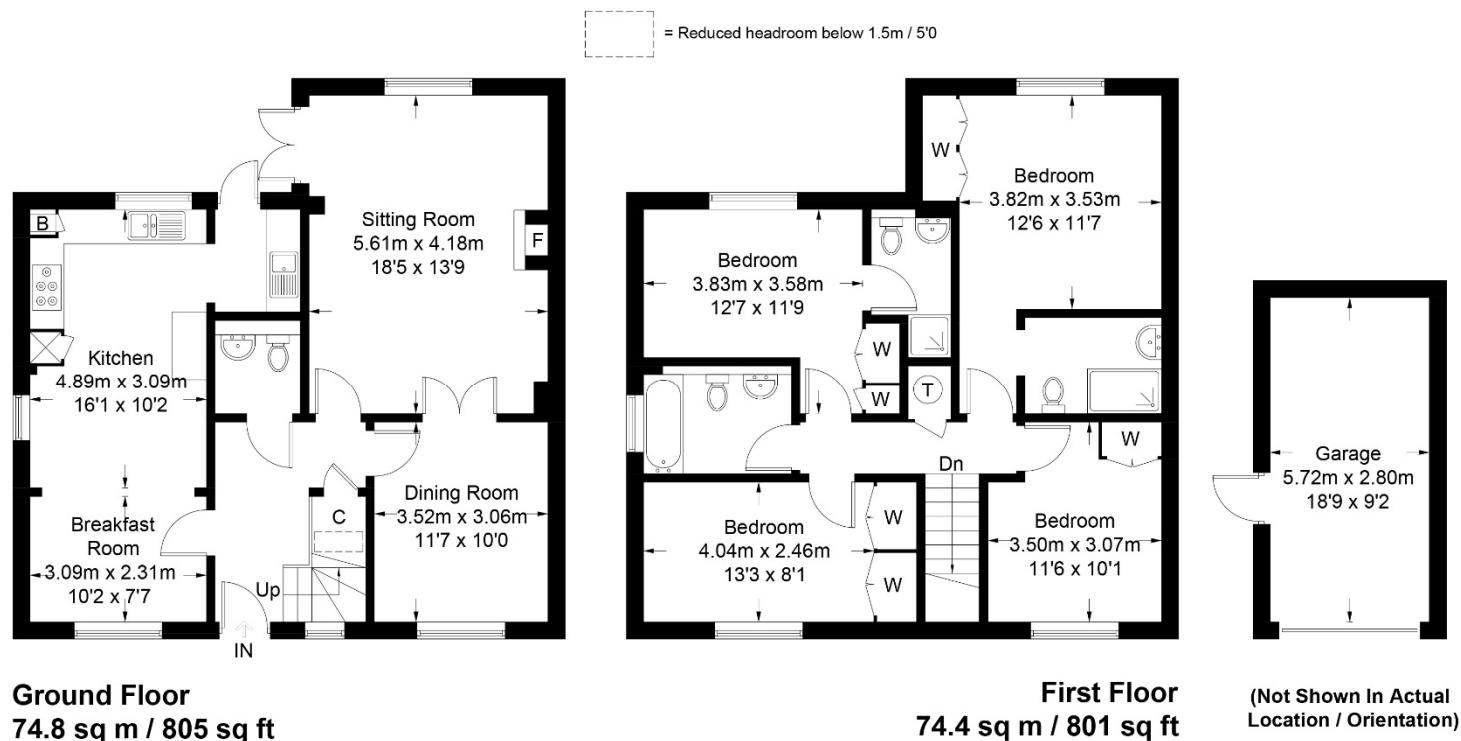
## FIRST FLOOR

**Landing**. With airing cupboard. **Bedroom One** outlook to rear and range of built in wardrobes. **Ensuite Shower Room**. With walk in shower, pedestal wash hand basin, close coupled WC, towel radiator and extractor fan. **Bedroom Two** outlook to the rear and built in wardrobes. **Ensuite Shower Room**. With enclosed shower cubicle, wash hand basin and WC. **Bedroom Three** outlook to the front and built in wardrobes. **Bedroom Four** outlook to the front. **Bathroom** with obscured window to side and fitted with panelled bath, pedestal wash hand basin and close coupled WC.

## OUTSIDE

To the rear of the property a low maintenance garden has been laid partly to lawn with block paved terrace adjoining the rear of the house and stepping up to a raised patio with connecting door to **Garage** with electric light and power supply. Infront of the garage accessed by a shared driveway the property has one allocated parking space with pedestrian gate opening to rear garden.





Approximate Gross Internal Area = 149.1 sq m / 1605 sq ft  
Garage = 16 sq m / 172 sq ft  
Total = 165.1 sq m / 1777 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID354291)

#### 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

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 located in the kitchen. Ofcom Broadband availability: *Superfast*. Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

### Council Tax

Payable to Stratford District Council, Listed in Band F

### Energy Performance Certificate

Current: 66 Potential: 81 Band: D

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are 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 0JW

From Colebrook Seccombes office proceed west along the Warwick Road, where the property will be found on the right-hand side after the turning into Castle Road and identified by our For Sale board.

What3Words:

///revisit.informs.adjuster

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