



KINETON

COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



**LANGDALE  
BRIDGE STREET  
KINETON  
WARWICKSHIRE  
CV35 0HP**

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

**POSITIONED IN THE HEART OF THE  
VILLAGE A BEAUTIFULLY PRESENTED  
GRADE II LISTED DOBLE FRONTED  
COTTAGE WITH ENCLOSED WEST  
FACING GARDENS TO THE REAR.**

- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Rear Hall
- Guest WC
- Three Bedrooms
- Bathroom
- Ensuite Shower Room
- West facing enclosed gardens
- EPC Rating F

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

**Langdale** is a charming period double fronted cottage, located in the village conservation area a short walk from all the local facilities. Understood to date back to the early 17<sup>th</sup> century, the property has undergone considerable improvement, updating and preservation of the original features throughout the three storey accommodation.

Works undertaken by the current owners since 2012 include rewiring, replacement boiler, replacement kitchen, bathrooms, exposing original beams, brickwork and fireplaces, replacement flooring to much of the ground floor and complete redecoration throughout.

The property now offers versatile living and bedroom accommodation, with an abundance of character, coupled with a substantial West facing mature garden to the rear.

## GROUND FLOOR

**Sitting Room** with original walk-in bay window to front including shutters, exposed beams to ceiling and exposed brickwork. A magnificent walk-in fireplace with open fire, stone hearth and Bressumer beam over. **Dining Room** with walk-in bay window to front including shutters, exposed beams to ceiling, exposed wooden floor, exposed stonework to walls and cast iron fireplace with surround. Access to cellar. **Rear Hall** with windows and glazed door opening to garden and staircase rising to first floor. **Kitchen/Breakfast Room** an

attractive vaulted split-level room with range of worktops and storage units under, electric cooker, Belfast sink with mixer tap and storage units under, space and plumbing for washing machine, dishwasher and tumble dryer. Exposed beams to ceiling. **Guest WC** fitted with close coupled WC and pedestal wash hand basin.

## FIRST FLOOR

**Landing** with exposed floorboards and walk-in bay window to the rear of the property with outlook over the rear garden.

**Bedroom One** exposed beams to ceiling, exposed brickwork, exposed wooden floor and ornamental fireplace. **Ensuite Shower Room** with enclosed shower cubicle with glazed sliding door, high-level WC, pedestal wash hand basin, towel radiator and window to rear. Connecting door returning to first floor landing. **Bedroom Two** exposed beams and brickwork, walk-in chimney recess with storage space, ornamental fireplace and exposed timbers to floor.

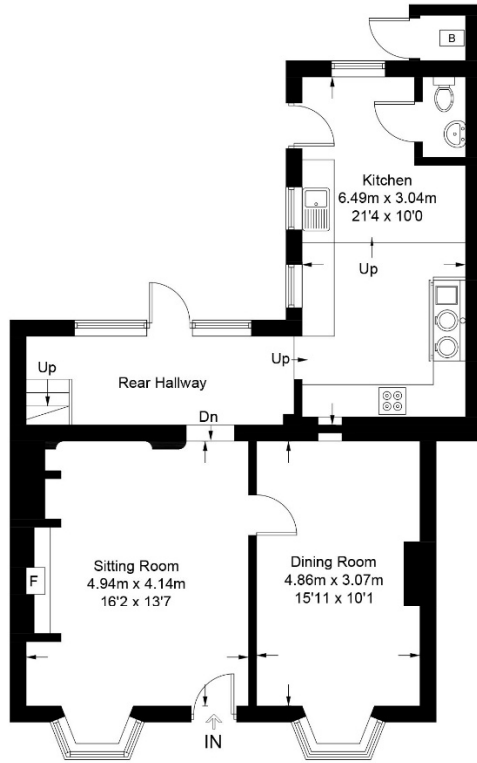
## SECOND FLOOR

**Landing** with roof light window to rear. **Bedroom Three** outlook to the front of the property, built-in double wardrobe cupboard and exposed beams. **Bathroom** fitted with tongue & groove panelled bath with mixer tap and shower attachment, pedestal wash hand basin, outlook to the front of the property, eaves storage space, exposed brickwork, exposed plasterwork and access to loft space.

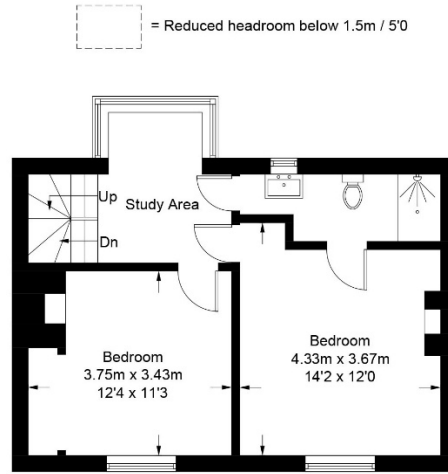
## OUTSIDE

To the rear of the property, a charming landscape garden includes split-level patio adjoining the rear of the house with steps leading to paved terrace and outhouse with oil-fired boiler. Garden continues away to the property, boarded by an original brick wall to one side and timber fencing to the opposite. Laid to lawn with gravel seating area to the bottom of the garden and paved area. Mature trees, shrubs and plants. Outside lighting and water supply.

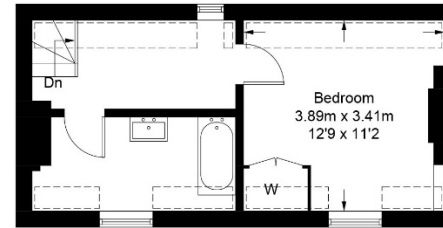




**Ground Floor**  
**68.8 sq m / 740 sq ft**



**First Floor**  
**42.4 sq m / 456 sq ft**



**Second Floor**  
**27.3 sq m / 294 sq ft**

Approximate Gross Internal Area = 138.5 sq m / 1490 sq ft  
Boiler Room = 0.7 sq m / 7 sq ft  
Total = 139.2 sq m / 1497 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1180520)

#### 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 connected.  
Oil-fired central heating. Boiler in outhouse.  
Ofcom Broadband availability: *Superfast*.  
Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

### Council Tax

Payable to Stratford District Council, Listed in Band E  
**Energy Performance Certificate**

Current: 35 Potential: 69 Band: F

### 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 0HP

From the village centre, proceed along Warwick Road a short distance and take the turning on the left into Bridge Street opposite the village Church. The property will be found a short distance on the right-hand side.

What3Words:

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