



1 ROSECRADDOC MILL LANE KINETON CV35 0LA

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

A SPACIOUS TWO BEDROOM COTTAGE LOCATED IN THE HEART OF THE VILLAGE WITH ENCLOSED COURTYARD GARDEN

- Entrance Hall
- Living Room
- Kitchen Dining Room
- Two Bedrooms
- Shower room
- Courtyard Garden
- Parking
- EPC Band F

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 club, 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.

1 Rosecraddoc offers spacious balanced accommodation with the benefit of LPG fired central heating and double glazing. The large living room to the ground floor has a multifuel stove.

THE GROUND FLOOR

Entrance Porch with part-glazed front door, window to side and tiled floor. **Living Room** with walk-in bay window to front and ornamental stained-glass window to side. Multi fuel stove set to fireplace with tiled hearth and matching tiled floor throughout. **Kitchen/Dining Room** double aspect to either side of the property and fitted with a range of matching units under wood effect worktops to opposite walls. Stainless steel single drainer sink with mixer tap, storage cupboards under, space and plumbing for washing machine, electric cooker and wall cupboards over. Extractor hood, space for fridge freezer, understairs storage space, tiled floor and glazed door opening to passageway at the side of the property.

THE FIRST FLOOR

Landing with window to side and built-in storage cupboards with fitted shelving. Overstairs storage cupboard with gas fired combination boiler. Access to loft space. **Bedroom One** outlook to the front of the property. **Bedroom Two** outlook to the front of the property. **Shower Room** fitted with large walk-in shower with glazed screen. WC, wash hand basin set to vanity unit with storage under, towel radiator, tiled floor and obscured glazed window.

OUTSIDE

To the front of the property, a low-level brick wall with wrought iron pedestrian gate leads to footpath and front door. Front garden is laid to gravel with ornamental flowerbeds and private off-road car parking space for one vehicle. Outside lighting and water supply. Gate leads to kitchen door at side.

To the side of the property, a public footpath leads to enclosed rear garden. Laid partly to brick paving and partly to slate chippings with mature trees shrubs. Raised seating area. Brick built shed with electric 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

Council Tax

Payable to Stratford District Council - Listed in Band C

Energy Performance Certificate

Current: 30 Potential: 73 Band: F

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. Construction is ongoing for a small development of four properties next door.

Directions

CV35 0LA

From our office proceed along Banbury Street passing the general stores. Take the second turning on the left into Mill Lane and the next left along Mill Lane where the property will be identified by our For Sale board

What3Words:

///dreading.dialects.napkins

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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