



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**TREVOSE
SHEPHERDS PLACE
KINETON
WARWICKSHIRE
CV35 0NS**

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

**AN EXTENDED THREE-BEDROOM
SEMI-DETACHED HOUSE, LOCATED
IN A QUIET, CENTRAL VILLAGE NO
THROUGH STREET WITH WEST
FACING REAR GARDEN**

- Entrance Porch
- Sitting Room
- Dining Room
- Living Room
- Kitchen
- Study
- Three Bedrooms
- Bathroom
- Enclosed rear Garden
- Driveway & Single Garage
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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 and pharmacy. 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.

Trevose is understood to have been constructed in the 1960/70s. This traditional brick built two-storey home has subsequently undergone a substantial ground floor extension to the southern elevation providing two additional reception rooms. The property presents in good order with UPVC double glazing and oil-fired combination boiler. Ideally located in a quiet no through road and within a few minutes walking of the village centre, the property provides an ideal opportunity for those looking to purchase a traditional semi-detached house with additional ground floor living accommodation, or potential for ground floor bedroom accommodation.

GROUND FLOOR

Entrance Porch with obscured glazed window. **Sitting Room** outlook to the front of the property and ornamental fireplace to corner with paved hearth. **Dining Room** outlook to the rear of the property. **Living Room** with sliding patio doors opening to rear garden. **Study** outlook to the front of the property and floor standing oil fired boiler. **Kitchen** fitted with a range of matching units under granite effect worktop set to three walls. Inset stainless steel 1 ½ bowl single drainer sink with mixer tap, electric cooker point, space and plumbing for washing machine, slimline dishwasher and fridge freezer. Matching wall cupboards over, extractor hood, matching ladder cupboard with worktop to side and under stairs storage cupboard. Outlook and glazed door to rear garden.

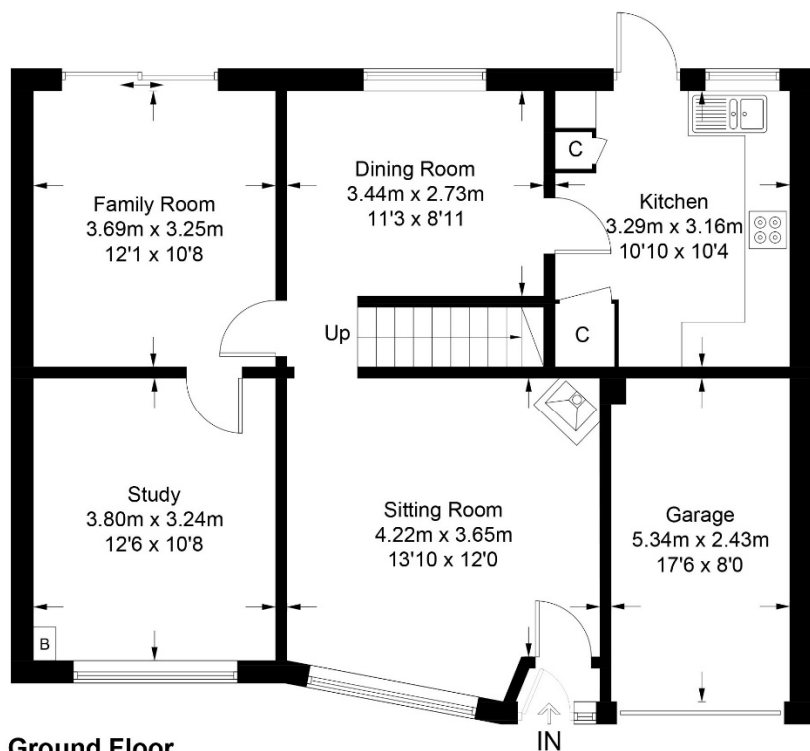
FIRST FLOOR

Landing with access to loft space, range of built-in wardrobe and storage cupboards. **Bedroom One** outlook to the front of the property and built-in wardrobe cupboard. **Bedroom Two** outlook to the rear of the property. **Bedroom Three** outlook to the front of the property. **Bathroom** with a matching suite comprising panelled bath with mixer tap and wall mounted electric shower unit over, close coupled WC and pedestal wash hand basin. Towel radiator and obscured glazed window.

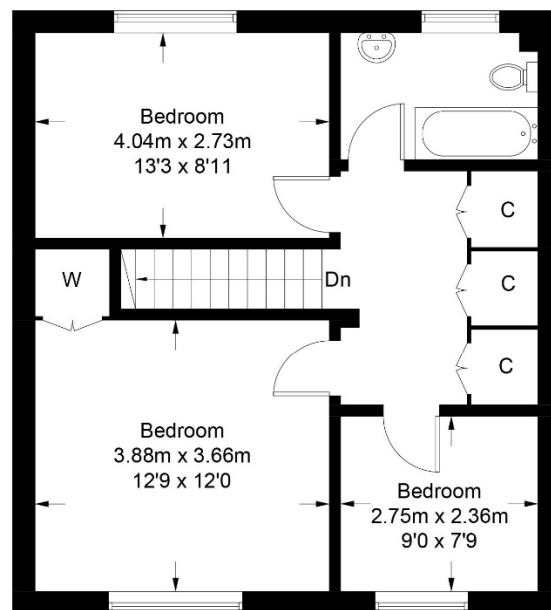
OUTSIDE

To the front of the property a private driveway with parking for two vehicles leads to an integral **Single Garage** with electric light and power supply. The front garden is laid to lawn with mature hedge to border and ornamental flower beds. A brick paved pathway continues to the side of the property and opens to rear garden. Split level with block paved terrace adjoining the rear of the house and step down to mature garden, laid predominantly to lawn with ornamental flowerbeds to borders, mature shrubs, trees and bushes. Timber built shed and greenhouse, outside lighting, power and water supply.





Ground Floor
69.3 sq m / 746 sq ft



First Floor
50.6 sq m / 545 sq ft

Approximate Gross Internal Area = 119.9 sq m / 1291 sq ft
Garage = 10.4 sq m / 112 sq ft
Total = 130.3 sq m / 1403 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1190933)

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.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 57 Potential: 76 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, landlord overseas, significant events.

Directions

CV35 0NS

From the village centre proceed West along Warwick Road, passing the village Pharmacy and the turning into Shepherd Place will be found on the left hand side, between two properties. The property will be identified on the right buy our For Sale board.

What3Words:

///prove.reckon.scorching

CS-2278/16.04.2025

2 Banbury Street
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