



## TO LET UNFURNISHED

A CHARMING TWO BEDROOM  
COTTAGE WITH OFF-STREET PARKING

RENT: £1,150.00 pcm  
HOLDING DEPOSIT: £265.38  
DEPOSIT: £1,326.92

NO TENANT APPLICATION FEES

- Sitting Room
- Kitchen/Dining Room
- Double Bedroom
- Single Bedroom
- Bathroom
- Off-Street Parking
- EPC Band E

LITTLE KINETON  
£1,150pcm

## BIJOU COTTAGE TYSOE ROAD LITTLE KINETON CV35 0DH

0.5 miles from Kineton  
11 miles from Stratford-upon-Avon  
11 miles from Banbury  
11 miles from Warwick  
4 miles from Junction 12 of the M40

### CHARMING WELL-PRESENTED TWO BEDROOM COTTAGE WITH OFF- STREET PARKING

Viewing strictly by appointment  
Tel: 01926 640 498  
lettings@colebrookseccombes.co.uk

**Little Kineton** is a small hamlet situated half a mile from Kineton in South Warwickshire, surrounded by attractive countryside which offers a variety of outdoor pursuits including, walking, horse riding and cycling. The village has a variety of shops for daily requirements, primary and secondary schools, two doctor's surgeries, eateries, a popular pub and a sports and social club.

**Bijou Cottage** is a charming two-bedroom cottage which is beautifully presented. The property also benefits from ample parking with a courtyard style enclosed garden and is within walking distance to Kineton and the surrounding countryside.

#### THE GROUND FLOOR

**Sitting Room** Inset brick fireplace and wood-burning stove on a stone hearth, wood laminate flooring, wall lights, electric heater, understairs storage area and TV point.  
**Kitchen/Breakfast Room** Double aspect kitchen featuring a range of fitted floor and wall units – comprising cupboards and drawers, work top with upstands and tiling, electric double oven, extractor hood over ceramic hob and glass splash back, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and door to rear entrance.

#### THE FIRST FLOOR

**Landing** Electric heater. **Bedroom One** Front aspect and roof light, electric heater, TV and telephone point. **Bedroom Two** window to front Electric heater. **Bathroom** Modern fully tiled bathroom with bath, electric shower over and shower screen, WC, pedestal wash hand basin, vinyl flooring and cupboard housing the immersion heater.

#### OUTSIDE

Enclosed front courtyard style garden with roses and shrubs; adjacent off-street parking for up to three vehicles plus a paved patio area and wood store shed offering dry storage facility.

#### GENERAL INFORMATION

##### Directions

From our office, proceed into Bridge Street via Warwick Road and continue into Little Kineton. Take the first left towards Tysoe and Bijou cottage can be found immediately on the right.

##### What3Words

CV35 0DH  
///pats.body.feasting

##### Services

Mains drainage and electricity are connected to the property. Heating is provided by modern electric storage heaters. Ofcom Broadband availability: Superfast. Ofcom Outdoor Mobile coverage Likely: EE, Three, O2 & Vodafone

##### Council Tax

Payable to Stratford District Council.

Listed in Band C

##### Energy Performance Certificate

Current: 39 Potential: 88 Band: E

##### Tenancy

The property is available to let for an initial period of 12 months at a rent of £1,150 per calendar month, exclusive of outgoings: council tax, water rates telephone and electricity.

##### Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

##### Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. NB the access to the property is shared with neighbouring properties and access across shared pathways

#### 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.

HCC/02.05.2025