



LITTLE KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**3 ASPEN FIELDS
LITTLE KINETON
WARWICKSHIRE
CV35 0FR**

¼ mile from Kineton village centre
10 miles to Stratford-upon-Avon
11 miles to Warwick and Leamington Spa
4 miles to Junction 12 of the M40 motorway at
Gaydon

**AN ATTRACTIVE END OF TERRACE
TWO BEDROOM MODERN COTTAGE
FINISHED TO A HIGH STANDARD
WITH ENCLOSED SOUTH-EAST
FACING GARDEN TO THE REAR**

- Entrance Hall
- Guest WC
- Living Room
- Kitchen Dining Room
- Two Bedrooms
- Bathroom
- South-East Facing Garden
- Allocated Parking
- EPC Rating B

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Little Kineton lies approximately ½ mile to the South of Kineton, a popular well served village with a number of shops for daily requirements including post office, two general stores, bakers pharmacy, opticians, hairdressers, and veterinary practice. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public house, sports club, primary and secondary schools.

The village enjoys a close, active community a diverse population of all ages, drawn to the village for its facilities, café, 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, recreational, leisure facilities and supermarkets.

3 Aspen Fields Forms one of eight individual modern homes, understood to have been completed in 2021 by Messrs Linfoot Country Homes. The property is presented to an excellent finish with integrated appliances to the kitchen, two double bedrooms and energy efficient air source heating placing the property in Band B for energy efficiency.

To the front of the property, there is an attractive outlook across the street onto the surrounding countryside, whilst to the rear an enclosed garden enjoys a South-Easterly aspect.

GROUND FLOOR

Entrance Hall with window to front, tiled floor and under stairs cupboard. **Guest WC** with wall-mounted wash hand basin, close coupled WC, extractor fan and tiled floor. **Living Room** double aspect to side and rear of the property with glazed double doors opening to rear garden. **Kitchen Dining Room** fitted with a range of matching cream units under a wood effect L-shaped worktop to two walls. Inset stainless steel single bowl single drainer sink with mixer tap, inset four ring induction hob with single electric oven under and matching stainless steel extractor hood over. Integrated washer dryer machine, slimline dishwasher, fridge and separate freezer. Range of matching wall cupboards and larder cupboard, tiled floor and outlook to the front of the property.

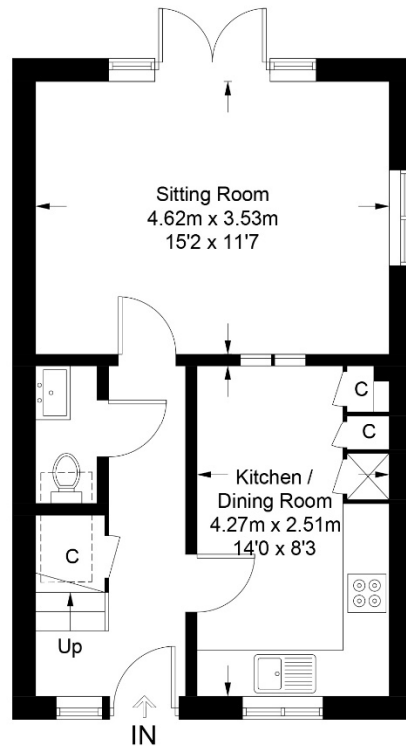
FIRST FLOOR

Landing with access to loft space and airing cupboard with hot water cylinder. **Bedroom One** outlook to the rear of the property and built-in double wardrobe cupboard. **Bedroom Two** outlook to the front of the property. **Bathroom** fitted with white four-piece suite including panelled bath with mixer tap, wall mounted wash hand basin, close coupled WC and fully enclosed shower cubicle with glazed folding doors. Tiled floor, part-tiled walls, towel radiator, extractor fan and obscured glazed window to side.

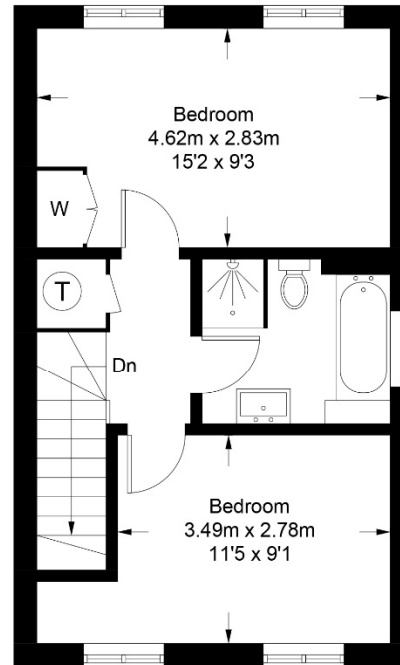
OUTSIDE

To the front of the property a paved pathway from Aspen Fields leads to **Entrance Porch** with outside light and front door. To the rear of the property an enclosed south-east facing garden is laid to lawn with paved patio adjoining the Living Room glazed doors. Pathway continues the length of the garden to timber built garden shed and pedestrian gate, opening to parking area. Number 3 has two allocated spaces.





Ground Floor
37.2 sq m / 400 sq ft



First Floor
36.8 sq m / 396 sq ft

Approximate Gross Internal Area = 74.0 sq m / 796 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1188628)

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. NB- there is an annual maintenance charge of approximately £600pa for the Aspen Fields development.

Services

Mains water, drainage and electricity are connected. Air Source heat pump 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 C

Energy Performance Certificate

Current: 83 Potential: 121 Band: B

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 0FR

From the village centre proceed South along Bridge Street and continue into Little Kineton. Aspen Fields will be found on the left hand side and the property identified by our For Sale board

What3Words:

///posed.dunk.doctors

CS-2279/07.05.2025

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