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PROPERTY · SALES · LETTINGS · MANAGEMENT





**THORNFIELD HOUSE
BRIDGE STREET
KINETON
WARWICKSHIRE
CV35 0DF**

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

**AN INDIVIDUAL SPLIT-LEVEL, FOUR
BEDROOM DETACHED HOUSE WITH
DELIGHTFUL GARDENS & GROUNDS
REACHING DOWN TO THE BANKS OF
THE RIVER DENE**

- Entrance Porch
- Reception Hall
- Guest WC
- Dining Room
- Sitting Room
- Kitchen Breakfast Room
- Utility Room
- Four Bedrooms
- Bathroom
- Two Ensuite Shower Rooms
- Gardens
- Double Garage
- EPC Rating C

**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, retirement and second homeowners, drawn to the village with its facilities and location. 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.

The village is well situated for commuters to London and the West Midlands with the M40 at Junction 12 and the mainline railway to London Marylebone takes approximately 1 hour from nearby Banbury.

Thornfield House forms one of four individual, privately owned properties in an unmade private driveway and is understood to have originally been constructed in the mid-1990s. The current owners, of some twenty-five plus years, have undertaken considerable improvement and energy efficient alterations to the property, which include cavity and additional loft insulation, solar panels and the installation of an air source heating system in approximately 2017. The Property enjoys an enviable position within easy walking distance of all the village facilities and a delightful rural outlook over its own private gardens and grounds, which reach down to the banks of the River Dene. The Property enjoys spacious balanced accommodation arranged over split-levels due to the elevated position of the property.

GROUND FLOOR

Entrance Porch with window to front, part-glazed front door and engineered wood floor. **Reception Hall** with sliding patio doors opening to rear garden, under stairs cupboard and study area. **Guest WC** close coupled WC, wall-mounted wash hand basin, obscured glazed window, tiled floor and extractor fan. **Sitting Room** double aspect to front and side of

the property with delightful views over the gardens, ornamental fireplace with tiled hearth and ornamental stove. **Dining Room** double aspect to side and rear of the property. **Kitchen Breakfast Room** outlook to the front of the property, tiled floor and fitted with a range of matching wood fronted units under roll top worktops. Inset 1½ bowl single drainer sink with mixer tap, inset electric hob with extractor hood over, integrated high-level electric oven with microwave over, space and plumbing for dishwasher and integrated under counter fridge. Separate worktop with display cabinets, dresser unit and larder cupboard to end. **Utility Room** fitted with a single worktop to one wall with inset stainless steel single bowl single drainer sink with mixer tap, drawers and cupboards under, space and plumbing for washing machine and tumble dryer. Matching wall cupboards over, recess for fridge freezer, tiled floor, part-glazed door and window to rear garden.

FIRST FLOOR

Landing split level with window to rear, access to **Loft storage room** with electric light. **Bedroom One** outlook to the front of the property and built in wardrobes. **Ensuite Shower Room** with enclosed shower cubicle, pedestal wash hand basin, close coupled WC and single worktop with storage cupboards under. Obscured glazed window and towel radiator. **Bedroom Two** double aspect to the rear of the property and built-in double wardrobe. **Ensuite Shower Room** with enclosed shower cubicle, close coupled WC, pedestal wash hand basin, access to airing cupboard with hot water cylinder, roof light window and extractor fan. **Bedroom Three** outlook to the front of the property and built-in double wardrobes. **Bedroom Four** outlook to the side of the property and built-in double wardrobes. **Bathroom** fitted with panelled bath, pedestal wash hand basin, close coupled WC, bidet and enclosed shower cubicle. Obscured glazed window and extractor fan.

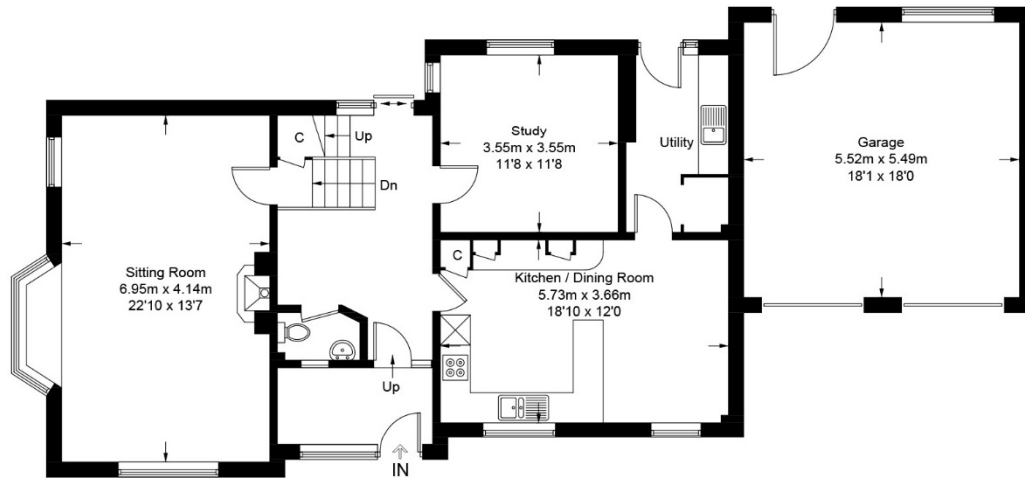
OUTSIDE

To the front of the property a gravel driveway with ample parking leads to a low-level brick wall, with ornamental front garden and paved pathway leading to front door.

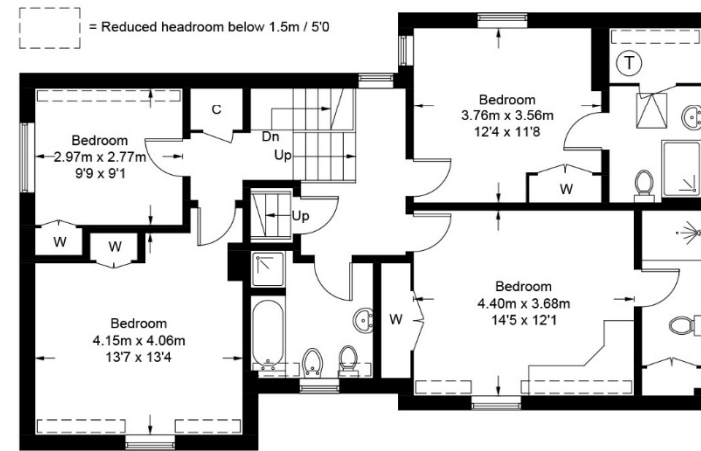
Outside lighting. **Double Garage** with twin up-and-over doors, electric light and power supply, roof storage space, window and part-glazed personal door rear. To the side of the property pedestrian gate leading to rear of the garage and the number of garden sheds and log store. Steps lead down to part paved and part deck covered seating area. Ornamental circular lawn and attractive outlook over the gardens and grounds. Gravel pathway continues round the property and leads down to a landscaped, terraced and mature garden with flowerbeds, trees and a pond. Steps continue down to a level lawn and on to the bottom of the garden where another lawn area adjoins the banks of the River Dene. Outside water supply, lighting and power supply.



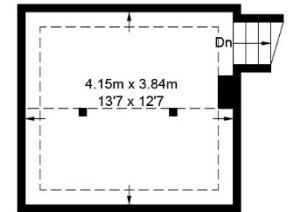




Ground Floor
93.9 sq m / 1011 sq ft



First Floor
90.8 sq m / 977 sq ft



Attic Storage
16.7 sq m / 180 sq ft

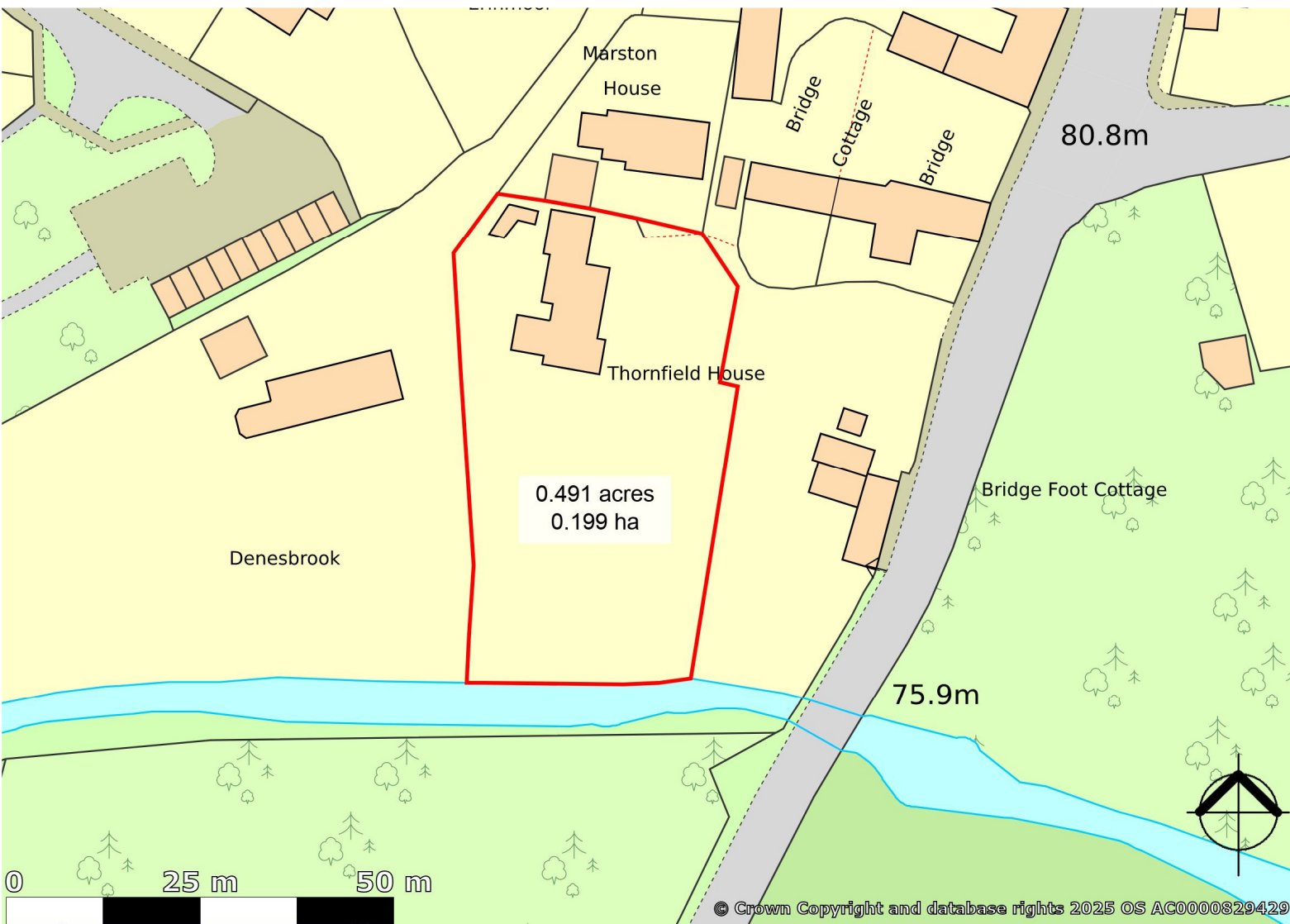
Approximate Gross Internal Area = 184.7 sq m / 1988 sq ft

Attic Storage = 16.7 sq m / 180 sq ft

Garage = 30.4 sq m / 327 sq ft

Total = 231.8 sq m / 2495 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1196933)



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 understood to be connected to the property. Central heating is provided by Air Source heat pump to the rear of the property. NB solar panels to the roof generate circa £1800 pa until 2037

Ofcom Broadband availability: *superfast*.

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

Council Tax

Payable to Stratford District Council.

Listed in Band G

Energy Performance Certificate

Current: 79 Potential: 83

Band: C

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, vendor overseas, significant events.

Directions

From the village centre, proceed South along Bridge Street where the turning into the driveway will be found almost opposite Manor Lane.

What3Words:

[///gazes.grins.disco](https://www.what3words.com/gazes.grins.disco)

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