



TO LET UNFURNISHED

A FOUR BEDROOM DETACHED FAMILY
HOUSE WITH GARAGE AND EXTENSIVE
GARDENS

RENT: £2550.00 pcm
DEPOSIT: £2,942.30
HOLDING DEPOSIT: £588.46

NO TENANT APPLICATION FEES

- Sitting Room
- Study
- Dining Room
- Kitchen
- Cloakroom
- Conservatory
- Four Bedrooms
- Ensuite and Bathroom
- Large Garden
- Drive and Double Garage
- Small Pony Paddock and Stable
- EPC Band E

KINETON
£2550 pcm

**BRISKER HOUSE
LIGHTHORNE ROAD
KINETON
CV35 0JL**

*10 miles from Stratford-upon-Avon
10 miles from Banbury
10 miles from Warwick
3.5 miles from Junction 12 of the M40*

**A SUBSTANTIAL DETACHED FOUR
BEDROOM HOUSE WITH LARGE
GARDEN, DRIVEWAY, GARAGE &
PADDOCK**

Viewing strictly by appointment
Tel: 01926 640 498
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Kineton is a popular South Warwickshire village, surrounded by attractive countryside which offers a variety of outdoor pursuits including, walking, horseriding 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.

Brisker House is a large family house with four bedrooms, located on the edge of Kineton. The property has been recently renovated and benefits from double glazing, a conservatory and oil-fired central heating. There are extensive gardens and storage plus a small pony paddock and stable.

THE GROUND FLOOR

Entrance Hall Staircase to first floor, under stairs cupboard and wood flooring. **Sitting Room** Double aspect to side and rear with double doors opening to the garden. Stone fireplace with log burner effect electric fire. **Study** Wood surround fireplace and doors leading to: **Conservatory** Doors leading to garden. **Dining Room** Painted fireplace and bay window to the front. **Kitchen** Range of newly fitted units and cupboards with granite effect worksurfaces, Bosch single electric oven, 5 ring electric hob with extractor over. Plumbing for washing machine and dishwasher, space for fridge/freezer and door to garden. **Cloakroom** WC and handbasin.

THE FIRST FLOOR

Landing Space for desk area. **Bedroom One** Range of fitted wardrobes, double aspect. **Ensuite Shower Room** with WC, washbasin with mirror light and shaver socket above, glazed shower cubicle with plumbed shower. **Bedroom Two** Aspect to front of the property. **Bedroom Three**. Outlook to rear

Bedroom Four outlook to rear, access to loft. **Bathroom**. Panelled P-shape bath with plumbed shower over and shower screen, shower screen, WC, wash hand basin with mirror light, shaver point and shelf and radiator.

OUTSIDE

Double Garage Electric light and power points. **Garden** Mainly laid to lawn with flower and shrub borders. There is a paved terrace to the side of the house and a greenhouse.



GENERAL INFORMATION

Directions

From our office, turn right onto Southam Road and after 150 yards turn left into Lighthorne Road (where the main road makes a sharp right). Brisker House is to be found on the left, just after the humpback bridge.

What3words

[///postcard.ideals.skid](https://www.what3words.com/postcard/ideals.skid)

Services

Mains drainage and electricity are connected to the property. The central heating system is oil-fired. There is a private water supply which is to be connected to the mains. Superfast. Ofcom Outdoor Mobile coverage Likely: EE, Three, O2 & Vodafone

Council Tax

Payable to Stratford District Council.

Listed in Band F

Energy Performance Certificate

Current: 40

Potential: 72

Band: E

Tenancy

The property is available to let for an initial period of 12 months at a rent of £2550 per calendar month, exclusive of outgoings: council tax, water rates telephone, oil 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, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

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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