



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

2 COURT CLOSE KINETON WARWICKSHIRE CV35 0PX

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

**A MODERN DETACHED THREE
BEDROOM HOUSE FORMING PART
OF A QUIET, CENTRAL VILLAGE
DEVELOPMENT OF JUST TEN HOUSES
AND BUNGALOWS.**

- Entrance Hall
- Guest WC
- Sitting Room
- Kitchen Dining Room
- Utility Room
- Three Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Enclosed East facing garden
- Driveway & Carport
- 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' surgeries, 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.

2 Court Close forms part of a small select development in the centre of the village and this attractive private cul-de-sac is understood to have been completed in 2021 with a mixture of detached houses and single storey properties. The development has shared LPG gas tanks situated in the landscaped green area opposite Number Two. The Property has been previously tenanted and is now offered with vacant possession and no onward chain. The bright and airy accommodation is arranged over two floors and includes balanced living and bedrooms with a fitted kitchen which incorporates a range of appliances.

GROUND FLOOR

Entrance Hall with obscured glazed windows to front, wood effect flooring and staircase to first floor. **Guest WC** with obscured glazed window to front, close coupled WC, wall-mounted wash hand basin and extractor fan. **Sitting Room** double aspect to front and rear of the property including glazed double doors opening to rear garden. **Kitchen/Dining Room** double aspect to side and rear of the property with glazed double doors opening to rear garden. Fitted with a range of matching kitchen units under wood effect worktops to

separate walls. Inset 1 ½ bowl single drainer sink with mixer tap, inset electric hob with extractor hood over and single electric oven under, integrated dishwasher, fridge and separate freezer. Matching wall cupboards over, tiled floor and walk-in under stairs cupboard. **Utility Room** with window to front, tiled floor, single worktop to one wall with space and plumbing for washing machine and tumble dryer under. Cupboard to wall with gas fired combination boiler.

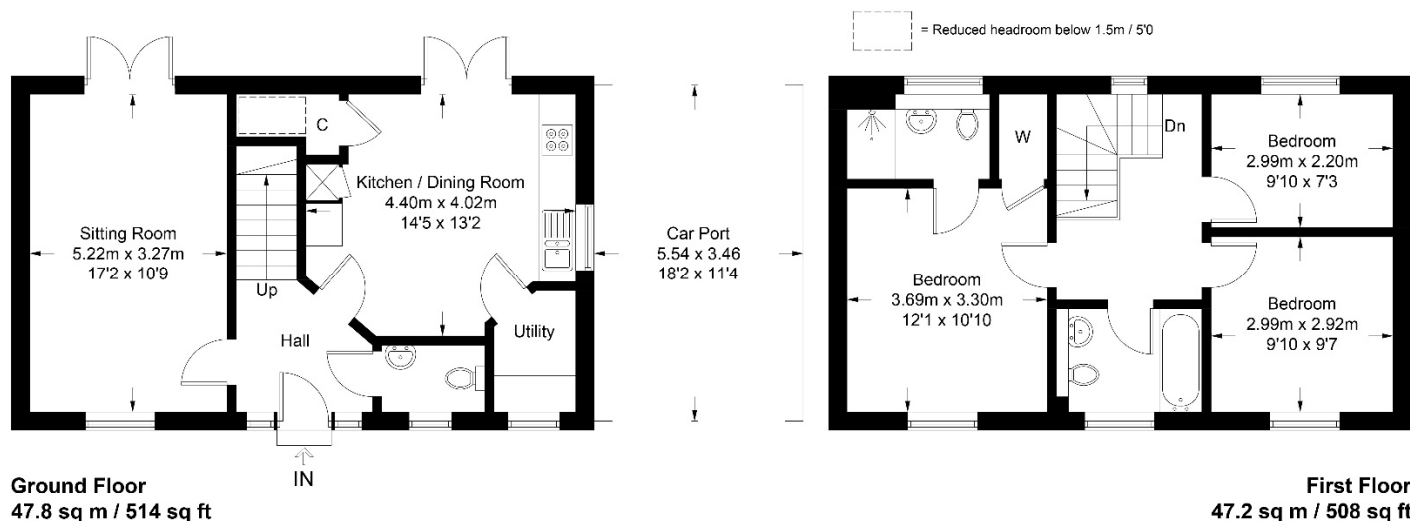
FIRST FLOOR

Landing with window to rear and access to loft space. **Bedroom One** outlook to the front of the property and walk-in wardrobe cupboard with fitted electric light. **Ensuite Shower Room** enclosed shower cubicle with glazed sliding doors, wall-mounted wash hand basin, WC with concealed system, towel radiator, extractor fan and obscured glazed window to rear. **Bedroom Two** outlook to the front of the property. **Bedroom Three** outlook to the rear of the property. **Bathroom** panelled bath with mixer tap and obscured glazed window to rear. Wall-mounted wash hand basin and WC with concealed cistern, tiled floor, towel radiator, extractor fan and obscured glazed window to front.

OUTSIDE

To the front of the property, a small lawn with paved pathway and mature shrubs leads to the **Entrance Portico** and front door with outside light. Block paved driveway to the side of the property leads to **Carport** and provides parking for several vehicles. Timber built shed. Pedestrian gate opens to the enclosed rear garden, which enjoys a south-easterly aspect and is laid predominantly to lawn with paved patio adjoining the Kitchen/Dining Room and Sitting Room. Outside lighting and water supply.





Approximate Gross Internal Area = 95 sq m / 1022 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1203801)

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. Annual maintenance fee of approximately £400 for Court Close.

Services

Mains water, drainage and electricity are connected. LPG fired central heating from shared tanks. Ofcom Broadband availability: *Ultrafast*. Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band E

Energy Performance Certificate

Current: 80 Potential: 83 Band: C

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 0PX

From the village centre proceed a short distance along Southam Street turning right opposite the telephone box where Court Close will be found on the right-hand side behind Colebrook Seccombes office.

What3Words:

///coffee.game.husky

CS-2284/20.05.2025

2 Banbury Street
Kineton CV35 0JS
01926 640498
sales@colebrookseccombes.co.uk

COLEBROOK
SECCOMBES