



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**10 MARKET SQUARE
KINETON
WARWICKSHIRE
CV35 0LP**

11 miles to Stratford-upon-Avon
11 miles to Warwick and Leamington Spa
4 miles to Junction 12 of the M40 motorway at Gaydon

**AN EXCEPTIONALLY WELL-
PRESENTED GRADE II LISTED THREE
STOREY, THREE BEDROOM HOUSE
WITH CHARMING ENCLOSED SOUTH
FACING REAR GARDEN**

- Entrance Hall
- Guest WC
- Sitting Room
- Kitchen Dining Room
- Three Bedrooms
- Two Shower Rooms
- Courtyard Garden
- EPC Rating D

**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 and second home owners, drawn to the village with its facilities, café's, 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 facilities and supermarkets.

10 Market Square is located in the heart of this well served village and forms part of the village Conservation Area, the property occupies a corner position within Market Square, with an enclosed South facing courtyard garden to the rear.

The property has undergone considerable alteration, improvement, modernisation and remodelling of the original accommodation by the current owners of the last eight or so years. These works include, kitchen, bathrooms, central heating, plumbing, wiring, relocation of the front door, windows, doors, flooring, plastering and redecoration.

The property now presents as a stylish three storey home, cleverly blending traditional Grade II Listed charm and character, with modern contemporary living tastes and modern living styles.

GROUND FLOOR

Entrance Hall with ceramic tiled floor, large picture window to courtyard garden and built-in cupboard with shelving. **Guest WC** fitted with wall-mounted wash hand basin, close coupled WC, extractor fan, tiled walls and tiled floor. **Sitting Room** double aspect to front and side of the property, engineered wood floor, exposed beams and fireplace with solid fuel stove and granite hearth. **Kitchen Dining Room** fitted with a bespoke range of units under granite work surfaces. Belfast sink with mixer tap, integrated fridge freezer and dishwasher, space

and plumbing for washing machine, built-in sliding larder cupboards, pantry store, saucepan drawers, wall-mounted display cabinets and tiled floor. Bay window to front and bi-folding doors to rear elevation and opening to South facing courtyard garden.

FIRST FLOOR

Landing with window to rear. **Bedroom One** outlook over Market Square and storage recess. **Bedroom Two** outlook to the front of the property, understairs storage space with pressure hot water cylinder and wall mounted electric boiler. **Shower Room** fitted with enclosed tiled shower cubicle with glazed sliding doors, wash hand basin set to tiled vanity unit and WC with concealed system. Storage cupboards with obscured glazed doors and integrated lighting, tiled floor, part-tiled walls, obscured glazed window to front and storage recess behind door.

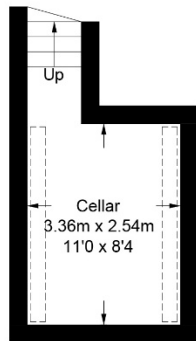
SECOND FLOOR

Landing with window to side. **Bedroom Three** outlook to the front and exposed beams. Opening continuing to **Dressing Room** with exposed beams and outlook over Market Square. **Shower Room** with walk-in shower with glazed shower screen, close coupled WC, pedestal wash hand basin, towel radiator, illuminated mirror, tiled walls, tiled floor, extractor fan, obscured glazed window and access to loft space.

OUTSIDE

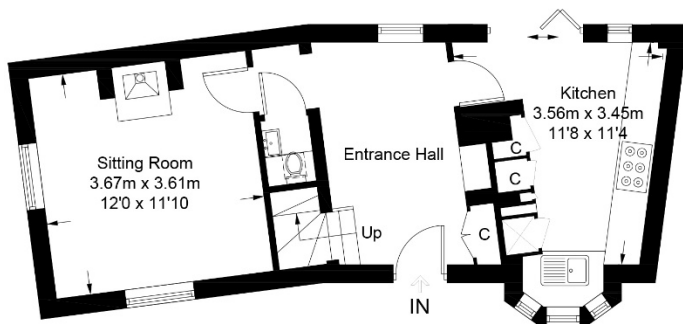
To the rear of the property an enclosed south facing courtyard garden is accessed from the Kitchen Dining Room with outside lighting and water supply. Pedestrian gate opens to Market Square. Staircase descends to **Cellar** with electric light and power supply. Parking is on street with no permit or restrictions.



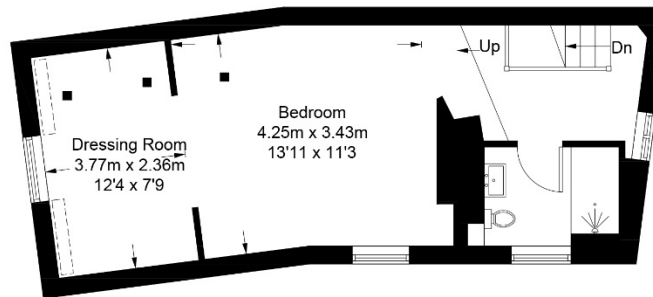


Cellar
10.2 sq m / 110 sq ft

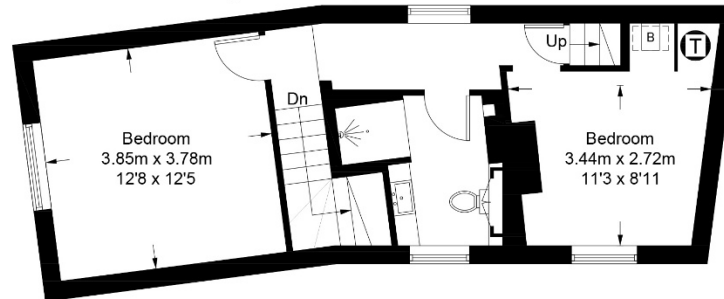
= Reduced headroom below 1.5m / 5'0



Ground Floor
39.1 sq m / 421 sq ft



Second Floor
36.4 sq m / 392 sq ft



First Floor
40.8 sq m / 439 sq ft

Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft
Cellar = 10.2 sq m / 110 sq ft
Total = 126.5 sq m / 1362 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1180729)

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 connected.
Electric boiler central heating.
Ofcom Broadband availability: *Superfast*.
Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band C
Energy Performance Certificate

Current: 61 Potential: 82 Band: D

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 0LP

From the village centre proceed along South Street, turning left beside the village Bakery into Market Square. The property will be found at the opposite corner of the square.

What3Words:

///incursion.dared.lived

CS-2274/23.05.2025

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

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