



MILL LANE KINETON

SPACE^{gk}
DEVELOPMENT SOLUTIONS

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



KINGTON VILLAGE



ST PETER'S CHURCH

Kington is a popular well served village with a number of shops for daily requirements including post office, general stores, bakers and pharmacy. Within the village there are Parish, Roman Catholic and Methodist Churches, as well as a doctors' surgery, public house, sports club, and both 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.

*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*



**MILL LANE
KINTON
WARWICKSHIRE
CV35 0LA**

**MILL LANE IS AN EXCLUSIVE SELECT DEVELOPMENT
OF JUST FOUR PROPERTIES ENJOYING AN IDEAL
CENTRAL VILLAGE LOCATION.**

Standing on the site of the former old Mill House on Mill Lane, the properties overlook a landscaped green area, including mature horse chestnut trees. All four properties enjoy an ideal orientation with south facing gardens adjoining the surrounding residential properties. The clever designs of each property maximises the modern tastes and living styles with large open plan Kitchen/Dining/Living Rooms opening to the rear gardens.

Each property will be completed with flooring and decoration throughout, with a range of integrated Siemens kitchen appliances, contemporary bathroom sanitary wear and the latest Mitsubishi air source heat pumps with pressurised hot water cylinder, underfloor heating to the ground floor and radiators to the first floor. Fitted modern high-quality German kitchens will be finished with sandstone/quartz worktops with matching up stands. Each property benefits from fibre broadband connection, EV charging and three phase electricity supply.

Constructed to an exacting level by the highly regarded Space GK Developments Limited, the properties are finished to an excellent standard as demonstrated by similar local bespoke developments in the South Warwickshire villages and towns.

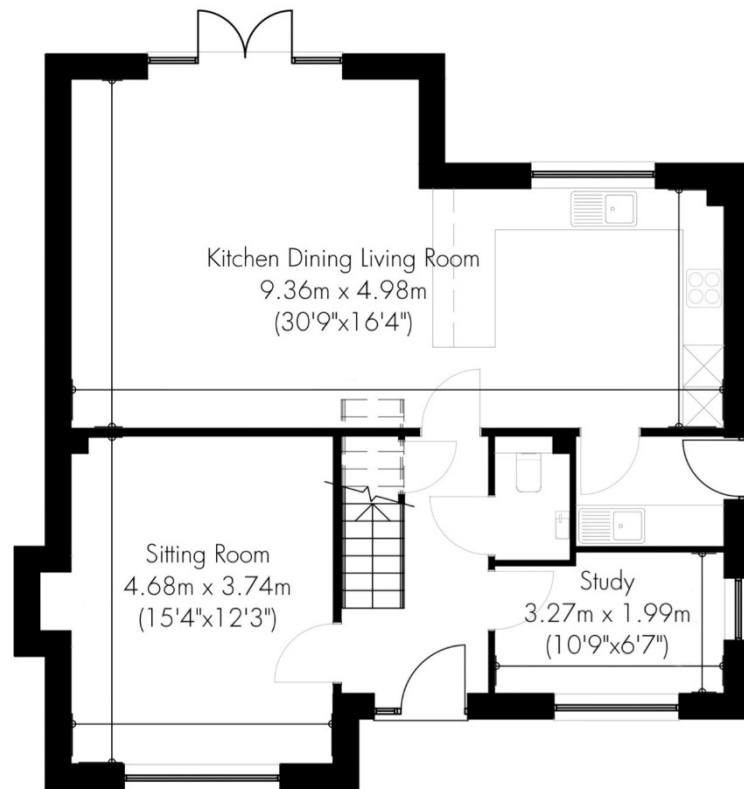


PLOT ONE

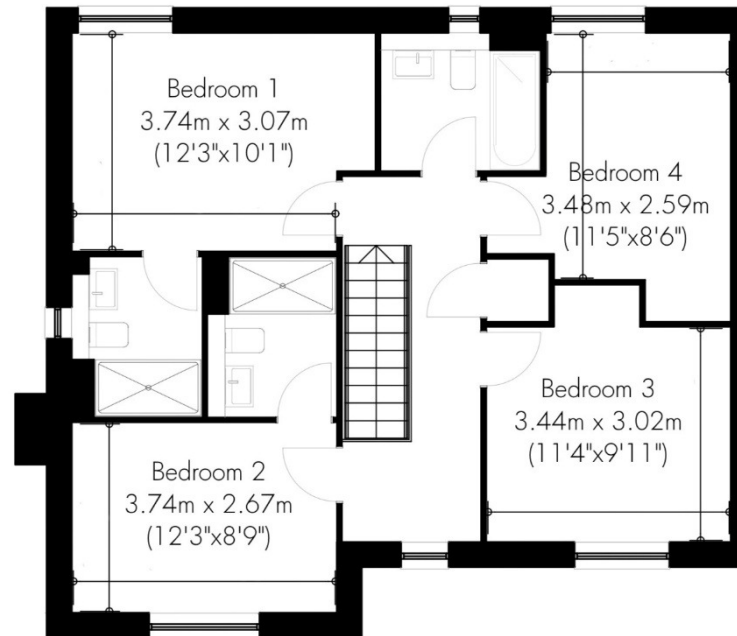
Located on the Western boundary of the site, Plot One borders Mill Lane on two sides with a shared vehicle access to the front of the property leading to private parking for two vehicles and separate vehicle access to the rear of the property, with additional parking area. This detached four double bedroom house enjoys a spacious open plan Kitchen/Dining/Living Room spanning the full width of the property and opening to the South facing garden. Access from the Reception Hall with Galleried Landing above leads to a separate Sitting Room with provision for a solid fuel stove, plus a separate Study which enjoys a double aspect to front and side of the property. To the first floor both Bedroom One and Bedroom Two offer Ensuite Shower Rooms, whilst Bedroom Three & Bedroom Four share a Family Bathroom.

Outside the South facing garden is accessed to one side via a pedestrian gate and laid partly to lawn with a paved patio adjoining the rear elevation of the house. Outside water, light and power supply.

Approximate gross internal area: 1634 sqft (152sqm)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PLOT TWO & PLOT THREE

Positioned in the centre of the development, Plot Two and Plot Three comprise a pair of semi-detached three-bedroom houses finished to the same high level of specification as the larger four bedroom detached houses.

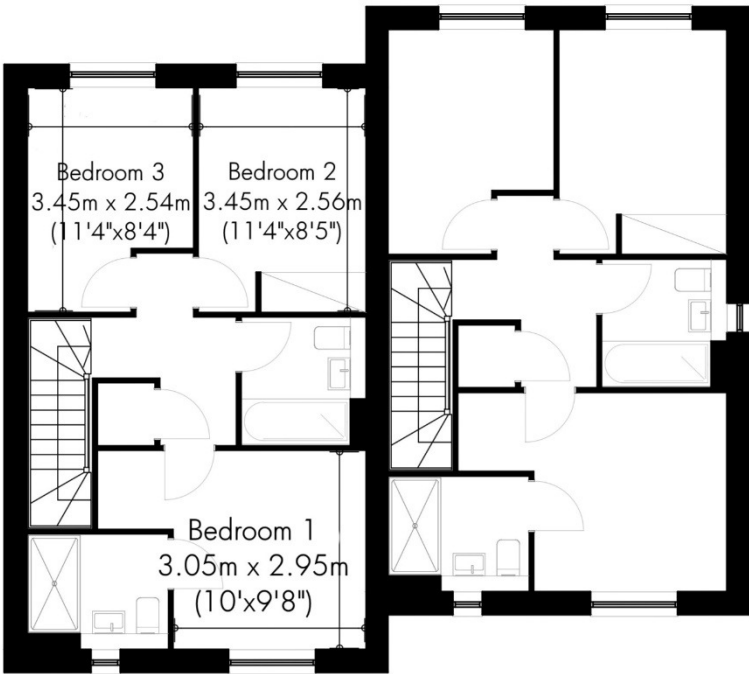
Plot Two offers private parking to the side of the property and a larger garden, whilst Plot Three provides parking to the front of the property with a smaller garden. These properties benefit from an Entrance Hall with adjoining Guest Cloakroom, Sitting Room, and a large open plan Kitchen/Dining/Living Room to the rear opening to the south facing gardens.

The first floor provides a principal bedroom with ensuite shower room, plus two additional double bedrooms and a family bathroom. Outside an enclosed South facing garden laid partly to lawn with a patio adjoins the rear of the properties. Outside water, light and power supply.

Approximate gross internal area: 998 sqft (93sqm)



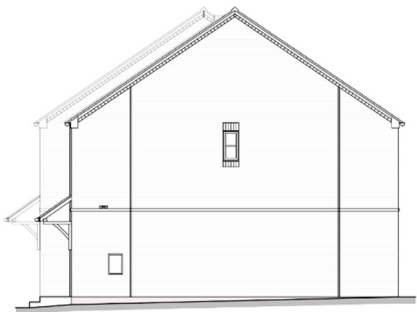
GROUND FLOOR PLAN



FIRST FLOOR PLAN



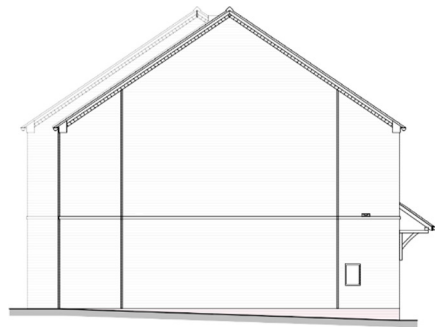
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



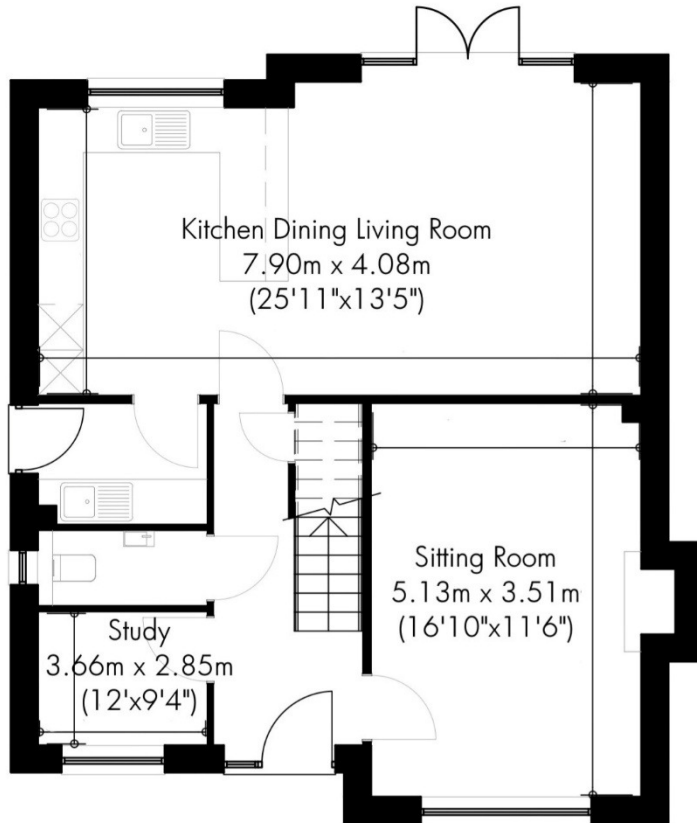
SIDE ELEVATION

PLOT FOUR

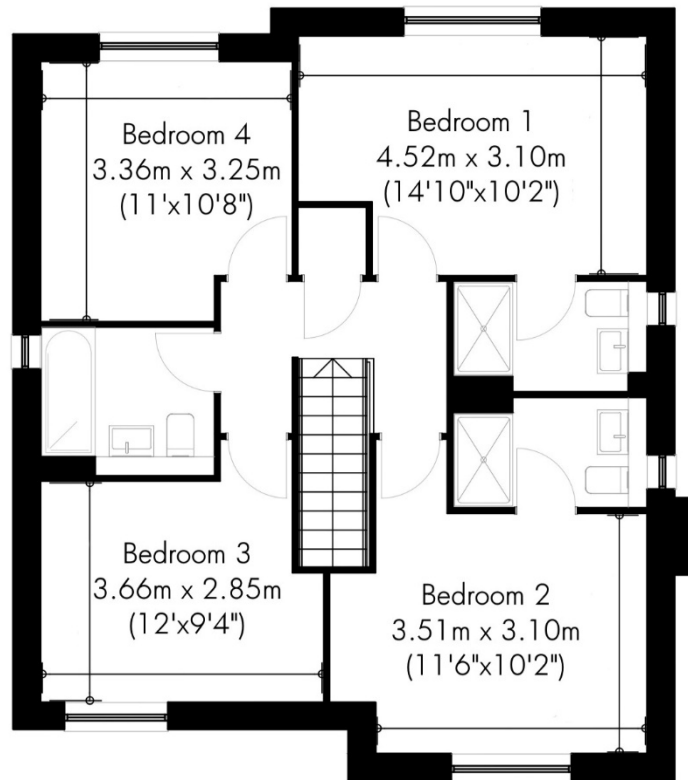
Located to the eastern boundary of the site this detached four bedroom house benefits from a private driveway at the front of the property from Mill Lane and provides parking for several vehicles. To the ground floor a Study, Cloakroom and Utility Room are accessed from the Entrance Hall, and a large Kitchen/Dining/Living Room spans the full width of the property and opens to the enclosed South facing garden. In addition a separate Study and Guest WC are accessed from the entrance hall and a Sitting Room has provision for a solid fuel stove with outlook to the front of the property.

To the first floor both Principal and Guest Bedroom have Ensuite Shower Rooms whilst two double bedrooms share a family Bathroom. Pedestrian access from the private driveway at the front of the property leads to an enclosed South facing garden laid partly to lawn with a patio adjoining the rear of the property. Outside water, light and power supply.

Approximate gross internal area: 1506 sqm (140sqm)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

SPECIFICATION

Windows & Doors

- White uPVC double glazed windows with side hung hinges
- Cottage style composite front door with side panel (plot 1 & 4) and composite front door with vision panel (plot 2 & 3)
- Cottage style oak internal doors with traditional satin chrome ironmongery

Flooring

- Kahrs composite plank floor tiles to ground floor
- Carpeting on stairs, landing and in bedrooms. Kahrs composite plank floor tiles in bathroom/ensuite

Walls

- Walls tiled around shower to full height and to shelf height on walls with sanitaryware

Heating & Plumbing

- Mitsubishi air source heat pump with pressurised cylinder
- Underfloor heating to all ground floor rooms with radiators to first floor

Kitchen

- Modern high quality German kitchen with Silestone quartz worktop
- Siemens electrical items (oven, oven & microwave, dishwasher, fridge, freezer, induction hob)
- Built-in extraction unit
- Undercupboard LED lighting

Bathroom/Ensuite

- Duravit sanitaryware and vanity units
- Geberit hidden toilet cisterns with flush plate
- Hans Grohe taps and shower fittings
- Illuminated mirrors

Electrics

- White electrical fittings to ground floor & white fittings to first floor
- Statutory safety items
- Three-phase electrical supply
- BT ultra-fast 1Gb fibre connection
- Heatmiser controls on ground floor
- CAT6 data wiring and TV points
- 7.2kW EV charging point

Outside

- Lawned garden area
- Patio area with ribble style paving
- Patio & passageway lighting
- Double external socket
- Outdoor water supply
- Bin/bicycle store



EXAMPLE INTERIORS



GENERAL INFORMATION

Viewing Arrangements

All enquiries and viewings to be arranged through Colebrook Seccombes Ltd.
Tel: 01926 640 498 Email: sales@colebrookseccombes.co.uk

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Air Source heat pump central heating.
Ofcom Broadband availability: *Ultrafast with BT fibre connected to each property*
Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone.*

Council Tax

Payable to Stratford District Council. To be assessed.

Energy Performance Certificates

TBC

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, significant events.

Directions

Postcode

CV35 0LA

From the village centre, proceed along Banbury Street passing the village shops and at the corner, take the turning on the left into Mill Lane. Proceed up the lane taking the next left where the development will be found on the left-hand side.

What3Words:

///ashes.tonic.tacky

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.

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