



KINETON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**28 ADMIRAL COWAN WAY
KINETON
WARWICKSHIRE
CV35 0QG**

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 SEMI-DETACHED TWO BEDROOM
TWO BATHROOM MODERN HOUSE
PRESENTED AS NEW WITH
ENCLOSED SOUTH- EAST FACING
GARDEN & PRIVATE DRIVEWAY**

- Entrance Hall
- Guest WC
- Sitting Room
- Kitchen Dining Room
- Two Bedrooms
- Ensuite Bathroom
- Ensuite Shower Room
- Enclosed Garden
- Driveway
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT
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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.

28 Admiral Cowan Way comprises a superbly presented semi-detached two bedroom house with bright spacious accommodation arranged over two floors. The property is set back from the street with private parking for several vehicles to the side and an enclosed South-East facing garden to the rear. Constructed by Messrs Morris home in 2023 The Property is presented as new and with no onward chain.

GROUND FLOOR

Entrance Hall with window light to front door. **Guest WC** double aspect to front and side of the property with obscured windows, close coupled WC and corner wash hand basin with mixer tap. **Sitting Room** outlook to the front of the property with under stairs cupboard. Opening continues to **Kitchen/Dining Room** fitted with a range of matching grey units under granite effect worktops to three walls. Inset four ring gas hob with matching stainless steel extractor hood over. Inset 1 ½ bowl single drainer sink with mixer tap, integrated washer drying machine, integrated dishwasher, fridge freezer and high-level single electric oven. Range of matching wall cupboards over, wall-mounted combination boiler, wood

effect flooring and outlook to the South-East facing rear garden, including double doors to patio.

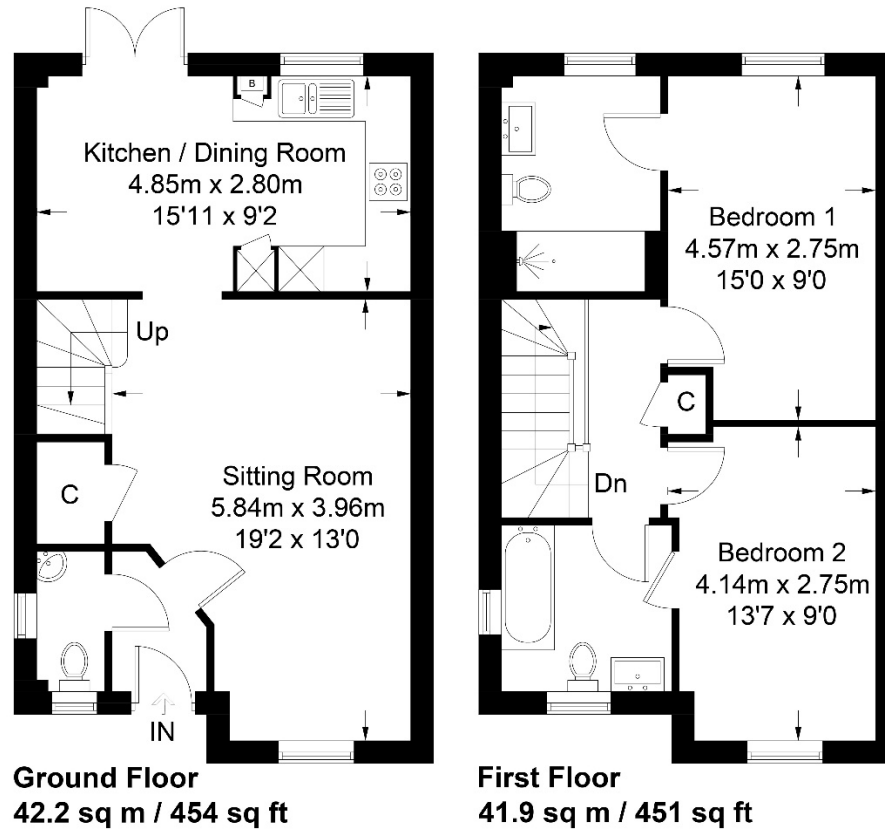
FIRST FLOOR

Landing with access to loft space and built-in cupboard. **Bedroom One** outlook to the rear of the property. **Ensuite Shower Room** fitted with large walk-in shower, close coupled WC, pedestal wash hand basin, obscured glazed window and extractor fan. **Bedroom Two** outlook to the front of the property. **Ensuite Bathroom** with panelled bath and shower unit over, close coupled WC, pedestal wash hand basin, double aspect to front and side of the property with obscured glazed windows, extractor fan and door returning to landing.

OUTSIDE

To the front of the property, a small lawn with paved pathway leads to the front door. Tarmac driveway provides private parking for several vehicle and leads to a pedestrian gate opening to rear garden, which is fully enclosed and laid to lawn with close boarded fence to boundaries. Patio area, outside lighting and water supply.





Approximate Gross Internal Area = 84.1 sq m / 905 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1203803)

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. NB Annual Willows development maintenance charge of circa £250

Services

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

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 77 Potential: 91 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, significant events.

Directions

CV35 0QG

From the village centre proceed West along Warwick Road, where the turning into Admiral Cowan Way will be found towards the outskirts of the village on the right-hand side. Continue along the road where the property will be found on the right hand side.

What3Words:

///alleges.exulted.fingertip

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