



TO LET UNFURNISHED

A CHARMING CENTRAL VILLAGE GRADE II LISTED COTTAGE WITH SOUTH FACING FRONT GARDEN

HOLDING DEPOSIT: £265.38
RENT: £1150.00 pcm
DEPOSIT: £1326.92

- Kitchen/Living Room
- Three Bedrooms
- Shower Room
- Courtyard Garden
- on-street Parking
- EPC Band E

NO TENANT APPLICATION FEES

KINETON
£1150 PCM

**SPRING COTTAGE
BANBURY ROAD
KINETON
WARWICKSHIRE
CV35 0JZ**

11 miles from Stratford upon Avon, Banbury, Warwick & Leamington Spa. 3½ miles from M40 J12

**A CHARMING CENTRAL VILLAGE
GRADE II LISTED COTTAGE WITH
SOUTH FACING FRONT GARDEN**

Viewing strictly by appointment

Tel: 01926 640 498

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Kineton is a small South Warwickshire town situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are several shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public house, sports clubs and primary and secondary schools.

Spring Cottage is a charming end of terrace cottage with a wealth of character including exposed beams, stonework and multi-fuel stove in the living room. The property offers open plan living space to the ground floor, one double bedroom and two single bedrooms to the first floor.

THE GROUND FLOOR

Front door opens to **Kitchen/Living Room** 6.39m x 3.95m (20'11"x12'11") with outlook to the front of the property, exposed stonework and exposed timbers. Fitted with matching cream kitchen units under quartz worktops including inset 1½ bowl sink with mixer tap and drainer, built-in cupboards under. Matching U-shaped worktop with inset four ring electric hob with single electric oven under and extractor hood over. Integrated fridge and separate freezer, breakfast bar, solid fuel stove set to fireplace with flagstone hearth. Staircase rises to first floor.

THE FIRST FLOOR

Landing with exposed timbers. **Bedroom One** 4.26m x 3.45m (13'11"x11'3") outlook to the front of the property, exposed timbers to ceiling and walls and wooden floor. **Bedroom Two** 3.12m x 2.54m approx. (10'2"x8'3") outlook to the front of the property, exposed timbers and brickwork. **Bedroom Three** 2.68m x 1.79m (8'9"x5'10") outlook to rear. **Shower Room** fitted with large, enclosed shower cubicle with glazed sliding door, close coupled WC, wash hand basin set to vanity unit with storage under, obscured glazed window, towel radiator

and built-in storage cupboard with hot water cylinder, space and plumbing for washing machine.

OUTSIDE

To the front of the property an enclosed south facing courtyard garden is set to block paving with flower beds and enclosed by mature hedgerows. Outside lighting.

GENERAL INFORMATION

Directions:

CV35 0JZ

From Kineton village centre, proceed South-East along Banbury Street and into Banbury Road where the property will be found on the left-hand side identified by our To Let board.

What3 Words

[///intend.types.watchdogs](https://www.what3words.com/intend.types.watchdogs)

Services

Mains water, drainage and electricity are connected to the property. Ofcom Broadband availability: Superfast. Ofcom Outdoor Mobile coverage Likely: 3, EE, O2 & Vodafone.

On street parking, no permit required.

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 49 Potential: 84

Band: E

Tenancy

The property is available to let for a period of six months at a rent of £1150 per calendar month exclusive of council tax, water rates, electricity, telephone, internet charges.

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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