



KINETON

COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



**6 ROXBURGH CLOSE  
KINETON  
WARWICKSHIRE  
CV35 0JB**

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

**FORMING PART OF A SELECT SMALL  
CENTRAL VILLAGE DEVELOPMENT, A  
BEAUTIFULLY PRESENTED DETACHED  
THREE DOUBLE BEDROOM HOUSE  
WITH SOUTH FACING GARDEN**

- Entrance Hall
- Guest WC
- Sitting Room
- Kitchen Dining Room
- Three Bedrooms
- Bathroom & Ensuite Shower Room
- Enclosed South facing garden
- Private parking
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
[sales@colebrookseccombes.co.uk](mailto: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, pharmacy and butchers. 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.

**6 Roxburgh Close** comprises one of ten properties in a select, small development, understood to have been completed in 2020. Located at the end of the cul-de-sac, the property comprises a detached two-storey home which has been enhanced and presented to an exceptional standard by the current owners. The fixtures and finish of the property include engineered wood flooring, contemporary modern kitchen with all integrated appliances and a charming Sitting Room to the rear of the property, with feature gas fired stove and twin sets of glazed double doors opening to the South facing garden.

## GROUND FLOOR

**Entrance Hall** engineered oak floor, under stairs storage cupboard with fitted electric light. **Guest WC** tiled floor with close coupled WC, wall-mounted wash hand basin, obscured glazed window and extractor fan. **Sitting Room** twin pair of double doors opening to rear garden, engineered wood floor, ornamental fireplace with gas fired log effect stove and built-in shelving with lighting to chimney recesses. **Kitchen/Dining Room** double aspect to front and side of the property, tiled floor and fitted with a range of matching white kitchen units to three walls under granite effect worktops. Inset stainless steel single bowl single drainer sink with mixer tap, integrated washer dryer, dishwasher, fridge, and freezer, inset electric hob with single electric oven under and extractor hood over. Matching wall cupboards with over worktop lighting.

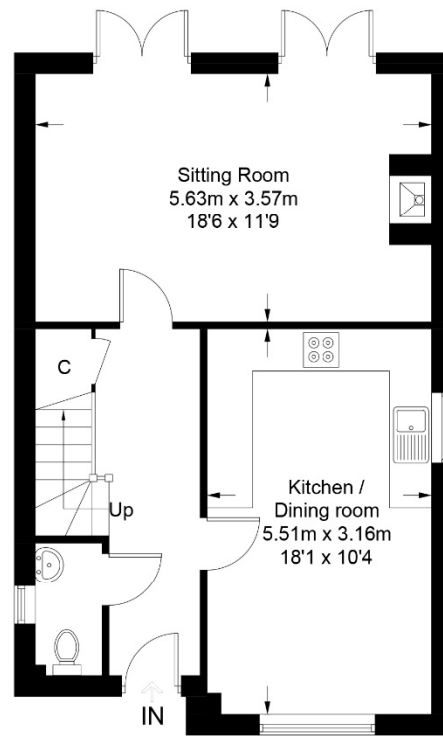
## FIRST FLOOR

**Landing** with obscured glazed window to side and access to loft space. **Bedroom One** outlook to the rear of the property, built-in airing cupboard with wall mounted gas fired boiler and shelving. **Ensuite Shower Room** fitted with corner shower cubicle with glazed sliding doors, wall mounted wash hand basin and WC with concealed system. Obscured glazed window, extractor fan, tiled floor and towel radiator. **Bedroom Two** outlook to the front of the property. **Bedroom Three** outlook to the rear of the property. **Bathroom** fitted with white suite including panelled bath with mixer tap, wall-mounted electric shower over and glazed shower screen. Wall-mounted wash hand basin and WC with concealed cistern. Tiled floor, extractor fan, obscured glazed window and towel radiator.


## OUTSIDE

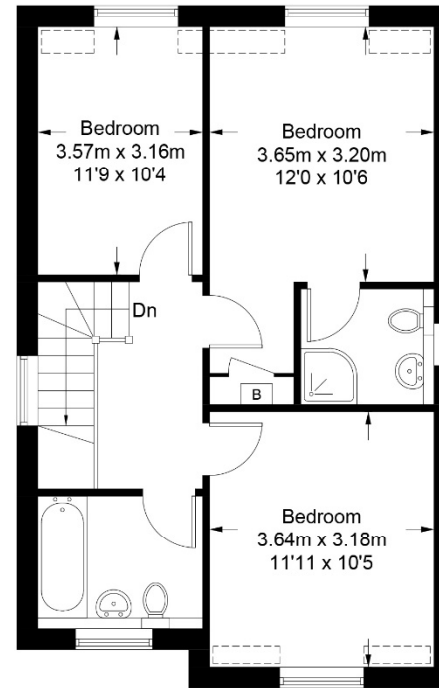
To the front of the property a block paved driveway provides private parking for two vehicles with adjoining guest parking space. Ornamental flowerbeds with mature shrubs and trees. Paved pathway leads to front door with **Entrance Portico** and electric light. Shared passageway to the side of the property leads to rear garden, enclosed with close board fencing to all sides. This South facing garden is laid to lawn with paved patio adjoining the rear of the property. To the side of the property a passageway leads to **Garden Shed** with double doors. Outside lighting and water supply.





**Ground Floor**  
**50.4 sq m / 542.2 sq ft**

 = Reduced headroom below 1.5m / 5'0



**First Floor**  
**50.1 sq m / 539.3 sq ft**

Approximate Gross Internal Area = 100.5 sq m / 1081.4 sq ft

Illustration for identification purposes only. measurements are approximate. not to scale. (ID1214877)

#### 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 Roxburgh Close annual maintenance charge of c£382.50.

### Services

Mains water, drainage and electricity are connected. LPG fired central heating from communal tank.

Ofcom Broadband availability: *Superfast*.

Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

### Council Tax

Payable to Stratford District Council, Listed in Band E

### Energy Performance Certificate

Current: 76 Potential: 79 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 0JB

From the village centre proceed along the Warwick Road, passing the Pharmacy where Roxburgh Close will be found a short distance on the left-hand side. No.6 is located in the far right hand corner of the development.

What3Words:

///storms.hazy.passports

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