

THE PROPERTY



KINETON

COLEBROOK
SECCOMBES

**2 OLD SCHOOL COTTAGES
SOUTHAM STREET
KINETON
WARWICKSHIRE
CV35 0JN**

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

**FORMING PART OF A FORMER
SCHOOL BUILDING, A BEAUTIFULLY
PRESENTED CHARACTER COTTAGE
WITH SPACIOUS ACCOMMODATION
AND WEST FACING COURTYARD**

- Entrance Hall
- Sitting Room
- Kitchen Dining Room
- Two Bedrooms & Dressing Room
- Bathroom
- 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.

2 Old School Cottages forms one of three character properties formerly a school, which is understood to date back to the 1860's. The property forms the mid-section of this stylish conversion, with bespoke fitted kitchen including appliances and retaining original features including stone mullion windows and stone doorways. The property has recently undergone a degree of improvement works including replacement windows and doors, replacement flooring, redecoration and clever landscaping of the West facing courtyard garden, creating a delightful, mature outside space.

GROUND FLOOR

Entrance Hall with part-glazed front door, Karndeian wood effect flooring and staircase rising to first floor. **Sitting Room** with Karndeian wood effect flooring. Double aspect to front and rear of the property, including glazed double doors opening to courtyard garden. Range of built-in storage cupboards with sideboard. Boiler cupboard with floor standing oil fired combination boiler. Glazed door with windows either side continues to **Kitchen Dining Room** double aspect to front and rear of the property, including glazed double doors opening to rear garden. Wood effect Karndeian flooring with electric underfloor heating and fitted with a bespoke, handmade kitchen under granite worktop set to two walls with Belfast sink and Quooker instant hot water tap. Range of built-in drawers and cupboards under, integrated Neff appliances including dishwasher, washing machine.

Range cooker with matching stainless steel extractor hood over and space for fridge freezer. Built-in larder cupboard with lighting and granite worktop. Matching central island with solid wood worktop and range of drawers, cupboards and display shelves under.

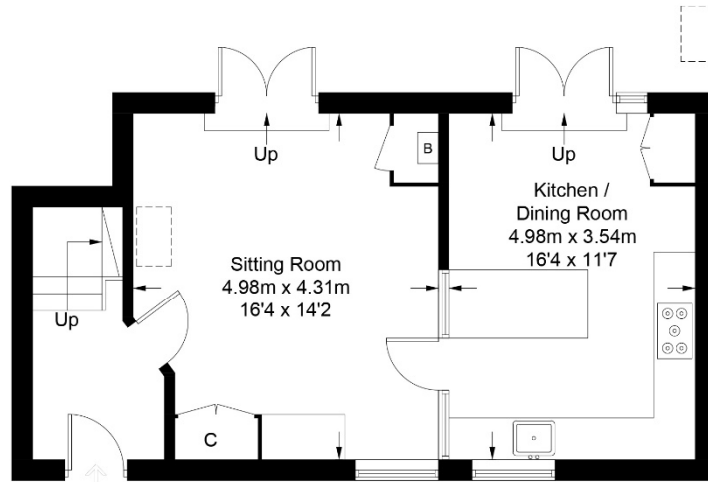
FIRST FLOOR

Landing with study area, exposed beams and roof light. **Bedroom One** outlook to the front of the property with exposed beams and stone mullion windows. **Dressing Room** with roof light, light and power supply (*NB it is understood this could be converted into an ensuite*). **Bedroom Two** outlook to the front of the property with roof light and built-in storage cupboard. **Bathroom** fitted with a white matching suite comprising panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin and large walk-in shower. Access to loft space, roof light, extractor fan, towel radiator and built-in airing cupboard.

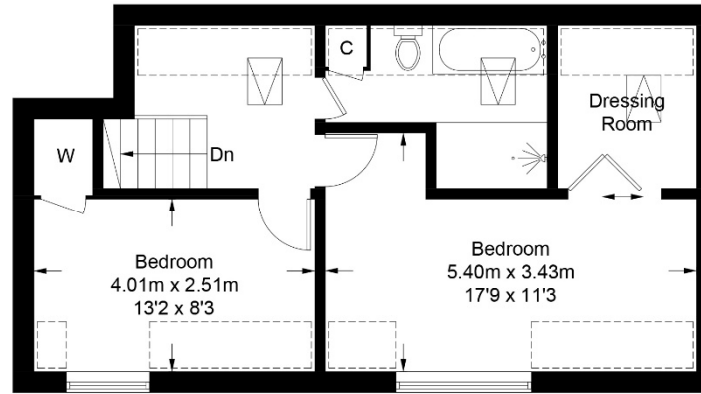
OUTSIDE

To the rear of the property a delightful enclosed west facing courtyard garden has been thoughtfully landscaped with paved terrace, raised flower beds and wooden pergola. Garden shed and outside water supply.





Ground Floor
46.4 sq m / 499 sq ft



First Floor
45.8 sq m / 493 sq ft

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1223909)

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.

Oil-fired 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 D

Energy Performance Certificate

Current: 68 Potential: 73 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 0JN

From the village centre proceed along South Street, passing the village Bakery where the property will be found on the left-hand side after Tommy The Barbers.

What3Words:

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CS-2297/10.10.2025

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