



CHADSHUNT

COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**WILLOW COTTAGE  
NEW FARM  
CHADSHUNT  
WARWICKSHIRE  
CV35 0EE**

1 mile from Kineton village centre  
11 miles to Stratford-upon-Avon  
11 miles to Warwick and Leamington Spa  
2 miles to Junction 12 of the M40 motorway at  
Gaydon

**SURROUNDED BY OPEN  
COUNTRYSIDE, A PERIOD FOUR  
BEDROOM COTTAGE IN A QUIET  
RURAL POSITION, WITH  
OUTBUILDINGS, STANDING IN  
APPROXIMATELY ¼ ACRE.**

- Reception Hall
- Sitting Room
- Kitchen Dining Room
- Utility
- Conservatory
- Four Bedrooms
- Bathroom
- Gardens totalling 0.25 acre
- Summer House & outbuildings
- Single Garage & car ports
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
[sales@colebrookseccombes.co.uk](mailto:sales@colebrookseccombes.co.uk)**



**Chadshunt** lies approximately 1 mile to the North of Kineton, and comprises a small village located along the Kineton to Gaydon Road. Within the well served village of Kineton, a number of shops for daily requirements including post office, two general stores, bakers, pharmacy, opticians, hairdressers, and veterinary practice. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports club, primary and secondary schools.

Kineton village enjoys a close, active community a diverse population of all ages, drawn to the village for its facilities, café, 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, recreational, leisure facilities and supermarkets.

**Willow Cottage** is located at the end of a quiet rural lane surrounded by open countryside. Understood to have originally been constructed circa 1840, the cottage formed part of New Farm and was originally a farm labourers dwelling. The property now forms one of three residential properties in this delightful rural position on the outskirts of the village of Kineton, surrounded by arable fields and coming to the market for the first time in over five decades.

The Property includes the former animal stalls, the first section of which has been converted into the current kitchen, but with potential for further conversion of the remaining units subject to all planning and consents.

## GROUND FLOOR

**Reception Hall** with staircase rising to first floor, ornamental fireplace, outlook to the front and rear of the property and cupboard with shelving and hanging rail. **Sitting Room** triple aspect with views over the surrounding countryside and fields. Wood burning stove set to fireplace with shelf and cupboards to side. **Bedroom Four** with wardrobe and outlook to the front of the property. **Kitchen/Dining Room** fitted with a range of kitchen units under worktops to three walls, with inset stainless steel 1½ bowl single drainer sink with mixer tap, range of

cupboards and drawers under, space for fridge, space and plumbing for dishwasher. Inset electric hob with double electric oven under and extractor hood over. Matching wall cupboards, access to boarded loft, outlook to the rear of the property and stable door with window to side opening to **Garden Room** with windows to two sides, tiled floor and door to garden. **Utility** with plumbing for washing machine, wall mounted wash hand basin and obscured window. *(NB it is understood there is plumbing for a WC)* **Bathroom** fitted with panelled bath with shower over, close coupled WC, pedestal wash hand basin, obscured glazed window, built-in double cupboard, towel radiator, plumbing for washing machine.

## FIRST FLOOR

**Landing** with access to loft space, outlook to the front of the property and built-in wardrobe cupboard. **Bedroom One** triple aspect to front, side and rear of the property with delightful views over the surrounding countryside. **Bedroom Two** double aspect to front and side of the property. **Bedroom Three** outlook to the rear of the property and built-in storage cupboards.

## OUTSIDE

A gravel driveway with ample parking for several vehicles leads to a gravel pathway to the front of the property and front door with electric light. The gardens and grounds surround the property to all sides, enjoying views over the surrounding countryside and beyond towards Edge Hill. Mature trees and plants with paved terrace. **Summer House** with part-glazed double doors to front and outlook to three sides, fitted electric light and power supply. **Greenhouse** and **Garden Sheds**.

To the rear of the property, the gravel driveway continues to an attached **Barn** with two bays exposed to the roof, enclosed storage unit, fitted electric light and power supply. **Single Garage** with double doors to front, electric light and power supply with mezzanine storage level.



## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water and electricity are connected. Private sewage. Oil fired heating with external boiler.

Ofcom Broadband availability: *Standard*

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

### Council Tax

Payable to Stratford District Council, Listed in Band D

### Energy Performance Certificate

Current: 48 Potential: 71 Band: E

### 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, landlord overseas, significant events.

### Directions

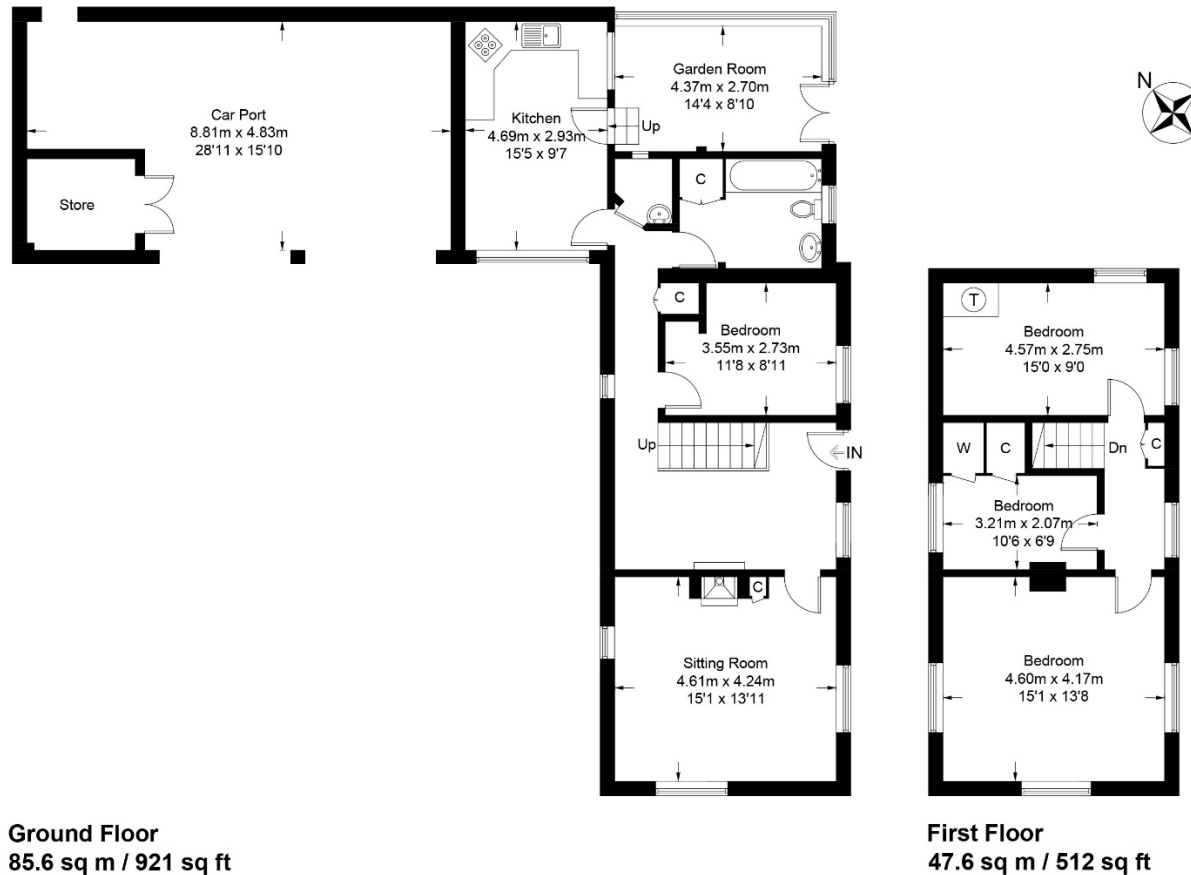
postcode: CV35 0EE

From Kington village proceed North on the Southam Road towards Gaydon. Upon leaving the village, after approximately ¼ mile the lane to New Farm will be found on the right-hand side. Proceed to the end of the lane where the property is the last in the left.

What3Words:

///fidelity.prongs.huddled

CS-2299/02.08.2025



Approximate Gross Internal Area = 133.2 sq m / 1433 sq ft  
(Excluding Car Port / Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1221805)

### 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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