



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**ROSADENE
SOUTHAM STREET
KINETON
WARWICKSHIRE
CV35 0LW**

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

**A SUBSTANTIAL THREE-STOREY
EARLY 20TH CENTURY SEMI-
DETACHED HOUSE, PRESENTED TO
AN HIGH STANDARD, WITH
DELIGHTFUL GARDENS & PARKING**

- Entrance Porch
- Entrance Hall
- Utility / Guest Cloakroom
- Sitting Room
- Kitchen / Dining / Living Room
- Four Bedrooms
- Bathroom
- Mature Gardens & Parking
- Workshop & Storeroom
- EPC Rating E

**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 and social 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.

Rosadene is located within easy walking distance of the village centre and facilities. The property comprises a traditional semi-detached three-storey house, understood to have been constructed in the 1920s. Laterally the current owners since 2012, have undertaken considerable alteration, improvement and extension to the existing property, resulting in a balanced, bright and spacious traditional home with a contemporary open plan Kitchen Dining Living space to the rear. which opens to the mature gardens. Additional works include replacement windows, central heating and hot water system, replacement bathroom, redecoration and finishing works throughout.

GROUND FLOOR

Entrance Porch with part-glazed front door, window to side and electric light. **Entrance Hall** with attractive quarry tiled floor and staircase rising to first floor. **Sitting Room** outlook with bay window to the front of the property, built-in cupboards to recess, brick fireplace with flagstone hearth and woodburning stove. **Kitchen/Dining/Living Room** is a large bright and spacious room with double aspect to side and rear of the property. Tiled floor throughout with underfloor heating and fitted with a range of matching grey kitchen units under quartz work surfaces, including L-shaped worktop returning to the centre of the room. Inset electric hob with matching extractor hood over, range of drawers and cupboards under, built-in high-level electric oven and combination oven under. Separate

worktop with stainless steel 1½ bowl sink with mixer tap, integrated dishwasher and cupboards under. Integrated fridge with matching freezer to side. Pantry cupboard with shelving and electric light. Roof lights to ceiling and glazed double doors with windows either side opening to rear garden. **Rear Lobby** with tiled floor and part-glazed door to garden. **Utility/Guest Cloakroom** fitted with close coupled WC, wash hand basin set to worktop with mixer tap and space with plumbing for washing machine under. Floor standing oil-fired boiler with pressurised hot water tank. Window to side, extractor fan and tiled floor.

FIRST FLOOR

Landing with staircase to second floor. **Bedroom One** outlook to the front of the property with walk-in bay window and ornamental fireplace. **Bedroom Two** outlook to the side of the property and ornamental fireplace. **Bedroom Three** outlook to the rear of the property. **Bathroom** with panelled bath with mixer tap and shower attachment, close coupled WC, wash hand basin set to vanity unit with storage under, walk-in double shower with glazed screen and multiple showerheads. Obscured glazed window, extractor fan, towel radiator and tiled floor.

SECOND FLOOR

Bedroom Four double aspect to front and rear of the property, built-in double wardrobe plus further built-in corner cupboard. **Attic Store Room** with electric light, power supply and velux windows to roof.

OUTSIDE

To the front of the property a small, enclosed walled garden with pedestrian gate and pathway leads to front door. To the side of the property, a private driveway with parking leads to pedestrian gate which opens to rear garden. A delightful landscaped garden with paved patio adjoining the rear of the house and mature flowerbeds to borders, lawns, terrace surrounded by mature fruit trees and vegetable patch. **Greenhouse**. **Workshop/Storeroom** with electric light and power supply, window and double doors to front. Outside lighting, hot and cold water and power supply.





Illustration for identification purposes only, measurements are approximate, not to scale. (ID1232470)

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 boiler.

Ofcom Broadband availability: *Superfast*.

Ofcom outdoor Mobile coverage good: *O2, EE, Vodafone. Three - variable*

Council Tax

Payable to Stratford District Council, Listed in Band C

Energy Performance Certificate

Current: 46 Potential: 74 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, vendor overseas, significant events.

Directions

CV35 0LW

From the village centre proceed along Southam Street passing the bakery and continue around the sharp right-hand bend, where the property will be found on the left-hand side identified by our For Sale board.

What3Words:

///pays.defenders.weeps

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