



BOURNVILLE COTTAGE 32 BUTLERS MARSTON WARWICKSHIRE CV35 0NE

1 ½ mile from Kineton, 9 miles to Stratford-upon-Avon
12 miles to Warwick and Banbury, 5 miles to Junction
12 of the M40 motorway at Gaydon

END OF TERRACE TWO BEDROOM COTTAGE WITH GARDENS, PARKING IN A SOUGHT AFTER QUIET VILLAGE

- Entrance Hall
- Sitting Room
- Kitchen Dining Room
- Two Bedrooms
- Bathroom
- Gardens & Parking
- EPC Band D

VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk

Butlers Marston Butlers Marston is a small, picturesque village and civil parish in south-eastern Warwickshire, situated on the River Dene approximately 1.5 miles south-west of the well served village of Kineton. The village has a peaceful rural character and strong community spirit, exemplified by regular events such as the Marston Meet-Up, Safari Super, and the annual village fête. Nearby Kineton offers day to day requirements including shops, restaurants, pub, doctors surgery, pharmacy, optician, bakery, primary and secondary schools. The surrounding countryside offers delightful walks, cycling, and horse riding.

32 Butlers Marston comprises a Horton stone faced end of terrace property, located in this quiet rural village and providing accommodation arranged over two floors with opportunity for extension and alteration subject to planning permissions. The Property has been well maintained with recently replaced oil fired boiler, updated electrics and addition of solar panels to the roof. Outside the gardens and grounds to both front and rear of the property, including outbuildings and a private parking area.

THE GROUND FLOOR

Entrance Hall staircase to first floor. **Sitting Room** outlook to the front and fireplace with log burning stove and flagstone hearth. **Kitchen Dining Room** outlook to the side and rear with quarry tiled floor. Fitted with a single solid wood worktop to one wall, including Belfast sink with mixer tap. Cupboards and drawers under, space and plumbing for dishwasher, washing machine and fridge freezer. Floor standing oil fired boiler and part-glazed stable door to rear garden.

THE FIRST FLOOR

Landing window to side, access to loft and walk-in cupboard with electric light. **Bedroom One** outlook to the front, airing cupboard with hot water cylinder and shelving. **Bedroom Two** outlook to the rear. **Bathroom** double ended panelled bath with separate shower over and glazed shower screen, pedestal wash hand basin, low-level WC, towel radiator and outlook to rear.

OUTSIDE

To the front, a picket fence with pedestrian gate opens to a landscaped front garden laid to lawn with flowerbeds to borders and pathway to front door. Pedestrian gate to the side opens to rear garden. Outside lighting and water supply. Concrete patio adjoining the rear of the property leading to **External WC** with electric light and obscured glazed window. **Storeroom** window to side, light and power supply. Concrete pathway continues the length of the garden with mature trees, shrubs and bushes. **Greenhouse** and **Shed**. Timber fence to gravel parking area with additional timber built shed. NB access to the parking area is via a shared driveway.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, and electricity are connected.

Ofcom anticipated Broadband Speed: Superfast

Ofcom anticipated outdoor Mobile reception Good: O2, Vodafone, EE, Three.

Council Tax

Payable to Stratford District Council - Listed in Band C

Energy Performance Certificate

Current: 59 Potential: 83 Band: D

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly 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, significant events.

Directions

CV35 0NE

From Memorial in the centre of the village proceed along Bank Close where the property will be found on the left-hand side.

What3Words: ///firelight.otters.score
I

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.

CS2305/31.09.2025