



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**5 CHURCH COTTAGES
MANOR LANE
KINETON
WARWICKSHIRE
CV35 0JT**

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

**A CHARMING GRADE II LISTED
COTTAGE, WITH VAULTED KITCHEN
DINING ROOM, THREE BEDROOMS
AND MATURE COTTAGE GARDEN.**

- Reception Hall
- Sitting Room
- Kitchen Dining Room
- Guest WC / Wet Room
- Three Bedrooms
- Bathroom
- Enclosed cottage garden
- Summer House
- 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, pharmacy and opticians. 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.

5 Church Cottages forms part of a charming Grade II listed terrace of similar stone cottages in the heart of the village. The property benefits from a substantial single storey extension to the rear which includes a superb vaulted Kitchen Dining Room with glazed doors opening to the garden, plus a third ground floor Bedroom. The Property has the benefit of oil-fired central heating and part double glazing, Presented to a good standard, the accommodation offer opportunity for redecoration and some updating works. To the rear is a charming cottage garden, providing a sheltered, private outdoor space with pedestrian access returning to the street.

GROUND FLOOR

Reception Hall with part-glazed front door, window to side, staircase to first floor and exposed beams to ceiling. **Sitting Room** double aspect to front and rear of the property, feature fireplace with exposed stonework, bressummer beam and floor standing solid fuel stove. Exposed beams to ceiling. **Inner Hall** airing cupboard with hot water cylinder and part-glazed door to garden. **Guest WC/Wet Room** pedestal wash hand basin, close coupled WC, wall-mounted shower, tiled walls, tiled floor, extractor fan and exposed beams to ceiling. **Kitchen/Dining Room** an impressive vaulted single storey room with windows and glazed doors to garden. Slate flooring with range of fitted wooden kitchen units to two walls under solid wood worktop. Belfast sink with mixer tap, space and plumbing for washing machine, dishwasher and fridge

freezer. Range of matching wall cupboards and display shelves over. Rayburn central heating and cooker, built-in larder cupboards. **Bedroom Three** outlook to the garden and exposed beam.

FIRST FLOOR

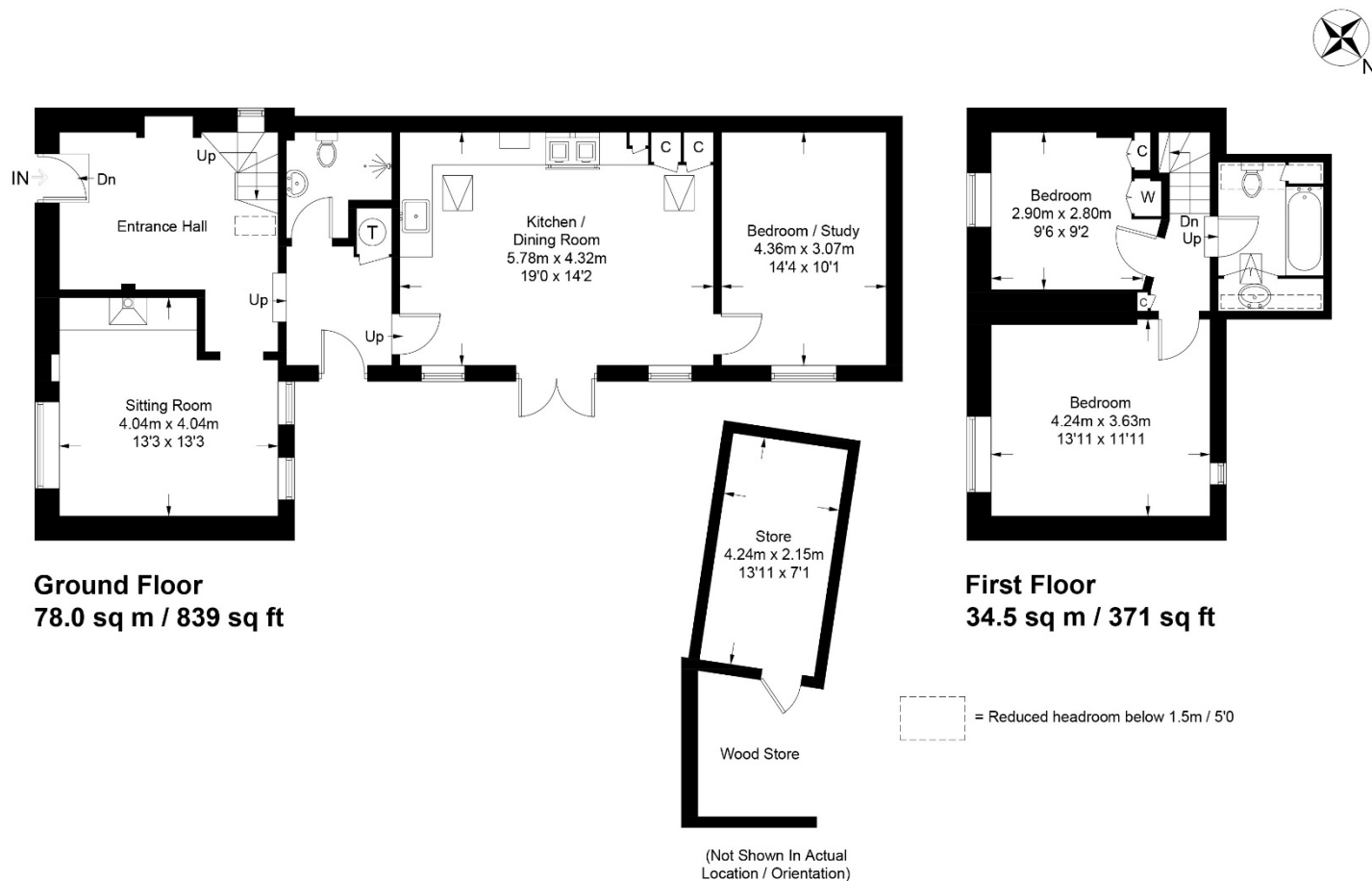
Landing with exposed beams and built-in cupboard. **Bedroom One** double aspect to front and rear with exposed beams. **Bedroom Two** outlook to the front, range of built-in wardrobe cupboards and access to loft space. **Bathroom** fitted with panelled bath and mixer tap with shower attachment. Close coupled WC, wash hand basin set to vanity unit with storage under and Velux window to roof.

OUTSIDE

To the rear of the property, an enclosed cottage garden is laid to paving and gravel with ornamental flowerbeds and mature shrubs and trees. Timber and glass **Summer House**. **Garden store**. With opportunity for conversion into additional accommodation subject to planning and consents. Outside Lighting and water supply.

NB pedestrian access from the garden returns to Manor Lane.





Approximate Gross Internal Area = 112.5 sq m / 1210 sq ft
Outbuilding = 9.1 sq m / 98 sq ft
Total = 121.6 sq m / 1308 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1238147)

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 outdoor- good:
O2, 3, EE, Vodafone.

Council Tax

Payable to Stratford District Council, Listed in Band E

Energy Performance Certificate

Current: 53 Potential: 67 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. On street parking.

Directions

CV35 QJT

From the village centre and the memorial, follow the street to the South and into Manor Lane where the cottage will be found at the end of the terrace on the Right-hand side.

What3Words:

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CS-2307/22.09.2025

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