



KINETON

COLEBROOK
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PROPERTY · SALES · LETTINGS · MANAGEMENT





2 PALMERS LEYS KINOTON WARWICKSHIRE CV35 0JG

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

**ONE OF FIVE SUBSTANTIAL
DETACHED HOUSES IN A PRIVATE NO
THROUGH ROAD, A SUPERB THREE
STOREY HOUSE OFFERING 4211sqft
OF BEAUTIFULLY PRESENTED
ACCOMMODATION INCLUDING
PRIVATE GATED DRIVEWAY &
DOUBLE GARAGE**



- Reception Hall
- Guest WC
- Sitting Room
- Dining Room
- Study
- Family Room
- Garden Room
- Kitchen Breakfast Room
- Utility Room
- Boot Room
- Principal bedroom suite
- Two Guest bedroom suites
- Two further bedrooms
- Family Bathroom
- Games Room & Cloakroom
- Boiler Room
- Enclosed rear Garden
- Double Garage
- EPC Rating D



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, caf  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.

The mainline railway station at Banbury provides regular services to Long Marylebone taking approximately one hour. Junction 12 of the M40 Motorway at nearby Gaydon provides access to Birmingham and London.

2 Palmers Leys forms one of five executive detached houses, understood to have been constructed in 2002. The current owners since 2011 have undertaken considerable improvement, updating and maintenance on the property. These works include, replacement windows and bi-doors, replacement central heating boilers x 2, stunning contemporary Barn & Brook bespoke kitchen with Silestone worktops, limestone flooring to much of the ground floor, including underfloor heating to the hallway and sun room, replacement ensuite bathrooms and landscaping of the electrically gated rear garden and driveway.

The property offers three floors of versatile accommodation, which is currently arranged to provide six reception rooms, five bedrooms, four bathrooms and a large games room occupying much of the second floor.

GROUND FLOOR

Reception Hall with limestone floor, understairs storage cupboard and door to rear garden. **Study** outlook to the front of the property. **Guest Cloakroom** with tiled floor, close coupled WC, wash hand basin, obscured glazed window

and towel radiator. **Sitting Room** triple aspect to front, side and rear of the property with recently installed log burning stove set to ornamental fireplace. **Dining Room** with Karndean wood effect floor and walk-in bay window to front. **Family Room** outlook to the side of the property. **Kitchen** fitted with a range of matching grey painted units under Silestone worktops set to two walls with matching central island. Integrated appliances include dishwasher, wine cooler, bin stores and large pantry cupboard with automatic lighting. Space for American style fridge freezer. Twin Belfast sink with Quooker tap. Electric range cooker with extractor hood over. Double aspect to either side of the property and limestone floor continuing to **Breakfast Room**, with sliding patio doors to garden. **Garden Room** with vaulted ceiling, limestone floor and triple aspect, including two sets of bi-fold doors opening to rear garden. **Boot Room** with obscured glazed window (NB previously fitted as an additional guest WC). **Utility Room** fitted with a single granite worktop to one wall with inset stainless steel sink and mixer tap. Space and plumbing for washing machine and space for tumble dryer, limestone floor, extractor fan and part-glazed door to garden.

FIRST FLOOR

Landing ornate stained glass window to rear, understairs cupboard and reading area with double aspect to side and rear of the property. **Bedroom One** walk-in bay window to rear **Dressing Room** with range of fitted hanging rails and shelving. **Ensuite Bathroom** with double ended panelled bath, walk-in shower with glazed screen, WC with concealed cistern and Travertine wash hand basin with storage under. Obscured glazed windows, extractor fan and towel radiator. **Bedroom Two** double aspect to side and rear of the property and built-in wardrobe cupboards. **Ensuite Shower Room** with close coupled WC, pedestal wash hand basin, double shower cubicle with glazed sliding door, obscured glazed window, extractor fan and towel radiator. **Bedroom Three** double aspect to front and side of the property and built in wardrobe cupboard. **Ensuite Shower Room** fitted with close coupled WC, pedestal wash hand basin, double shower cubicle with glazed sliding doors, towel radiator and extractor fan.

Bedroom Four outlook to the front of the property and built-in double wardrobe cupboard. **Bedroom Five** outlook to the rear of the property. **Family Bathroom** fitted with panelled bath with mixer tap, shower over and glazed shower screen, wash hand basin set to vanity unit with storage under and WC with concealed cistern. Obscured glazed window and extractor fan.

SECOND FLOOR

Landing With storage cupboard. **Games Room** triple aspect to front side and rear of the property and access to eaves storage space. **WC** fitted with close coupled WC, wash hand basin and extractor fan. Connecting door to **Boiler Room** fitted with twin Worcester gas fired boilers and pressure hot water cylinder.

OUTSIDE

To the front of the property, a low-level hedge and pathway open to front garden, laid to lawn flowerbeds and outside lighting. Access to the side of the property leads to an enclosed rear garden with large paved terrace adjoining the rear of the property, providing a sheltered dining space with outside lighting, power and water supply.

Laid predominantly to lawn the rear garden is landscaped with mature hedging and shrubs. Additional paved seating areas. Pathway continues to private electrically gated driveway with access to **Double Garage** with twin up-and-over doors, personal door and window to side. Electric light and power supply.







GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB- Palmers Leys Management company for the five properties includes £45pcm fee for the upkeep and maintenance of the private road.

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by an LPG boilers in the boiler room.

Ofcom Broadband availability: *Superfast*.

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

Council Tax

Payable to Stratford District Council.

Listed in Band G

Energy Performance Certificate

Current: 60 Potential: 65 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, vendor overseas, significant events.

Directions

CV35 0JG

From Kinton centre, proceed North into Southam Street. At the sharp right hand bend, proceed straight on into Lighthorne Road, where the entrance to Palmers Leys will be found on the left-hand side, identified by our For Sale board. No.2 is the second property on the left.

What3Words

///daisy.birds.irritate

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Illustration for identification purposes only, measurements are approximate, not to scale. (ID1162479)

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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