

*Woodley House*  
KINETON

A PRESTIGIOUS DEVELOPMENT OF 10 INDIVIDUAL PROPERTIES  
IN THE HEART OF KINETON VILLAGE



# Woodley House

## KINETON

**WOODLEY HOUSE | KINETON | SOUTH WARWICKSHIRE | CV35 0HN**

AN EXCITING DEVELOPMENT OF TEN INDIVIDUAL PROPERTIES IN THE HEART OF KINETON

Positioned in the village centre a short distance from the historic St. Peter's Church and all the village facilities, Woodley House is a sympathetic development of several former village dwellings into a unique development of ten individual quality properties. The properties maximise the space and light available, creating individual homes suitable for varying home-owners, from first time buyers, to investment buyers and those looking to downsize and involve themselves in the active village community.

Understood to have formally been part of the Willoughby de Broke Estate, the original property, named Woodley House, formed an imposing part of the village street scene. Today, this exciting and unique development offers ten high specification, quality homes, all of which have their own gas fired central heating systems and an allocated parking space in the private car park to the rear.

SPECIFICATION TO EACH OF THE PROPERTIES INCLUDE:  
COMPLETE DECORATION AND FLOOR COVERING THROUGHOUT • WORCESTER GAS FIRED COMBINATION BOILER  
INTEGRATED BOSCH KITCHEN APPLIANCES • DOUBLE GLAZED WINDOWS  
PROVISION FOR A WASHING MACHINE IN EACH PROPERTY • PRIVATE PARKING SPACE • LED LOW VOLTAGE LIGHTING

Viewing through the sole selling agent



Kineton office

T: 01926 640498 E: [kineton@seccombes.co.uk](mailto:kineton@seccombes.co.uk)

# Woodley House

## KINETON

Kineton is a thriving South Warwickshire village, with excellent communication networks nearby and a diverse population including families, commuters and retirement individuals.

The village offers all facilities including: Primary and Secondary schools, Doctors, Opticians, Chemist, Post Office, General Stores, Veterinary practice, specialist shops, two Public Houses, Restaurant, Sports & Social Club and an active community village hall.

Mentioned in the Domesday book as Kington, the village's first recorded reference is understood to be in 969. Today, the village enjoys much character and charm, with a wealth of Listed properties mixed with later development over the years, yet still retaining a friendly rural community.

Commuters benefit from the nearby Junction 12 of the M40 Motorway at Gaydon (3.5 miles distant) and the mainline railway station to London Marylebone from Banbury (10 miles distant) with regular services taking just over one hour or to the North, Birmingham is approximately forty-five minutes. The nearby towns of Warwick, Leamington and Stratford-Upon-Avon are all within 20 minutes' drive and have regular bus services from the village. The Cotswold Hills lie approximately 10 miles to the south of the village.



# SITE PLAN

Number	Accommodation	Floor Level	Private Garden
1	Entrance Hall, Kitchen/Dining/Living Room, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bathroom	Ground Floor	No
2	Entrance Hall, Guest Cloakroom/Utility, Kitchen/Dining/Living Room, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bedroom 3, Bathroom	Ground & First Floor	Yes
3	Entrance Hall, Kitchen, Dining/Living Room, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bathroom	Ground Floor	Yes
4	Entrance Hall, Kitchen/Dining/Living Room, Bedroom, Bathroom	Ground Floor	No
5	Entrance Hall, Kitchen/Dining/Living Room, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bathroom	Ground Floor	Yes
6	Entrance Hall on Ground Floor, Kitchen/Dining/Living Room, Bedroom 1, Bedroom 2, Bathroom	Ground & First Floor	No
7	Entrance Hall, Guest Cloakroom, Kitchen/Dining, Living Room, Bedroom 1, Bedroom 2, Bathroom	Ground & First Floor	Yes
8	Entrance Hall, Kitchen/Dining/Living Room, Bedroom 1, Bathroom, Bedroom 2 with En-Suite Shower Room	First & Second Floor	No
9	Entrance Hall, Kitchen/Dining/Living Room, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bathroom	First Floor	No
10	Entrance Hall, Kitchen/Dining/Living Room, Bedroom 1, Bathroom, Bedroom 2 with En-Suite Shower Room	First & Second Floor	No



█ = Properties that have their own gardens

# NO. 1 WOODLEY HOUSE

## 2 Bedroom Ground Floor Apartment

A Two Bedroom, Two Bathroom, Ground floor apartment situated to the front of the development with outlook onto Warwick Road.

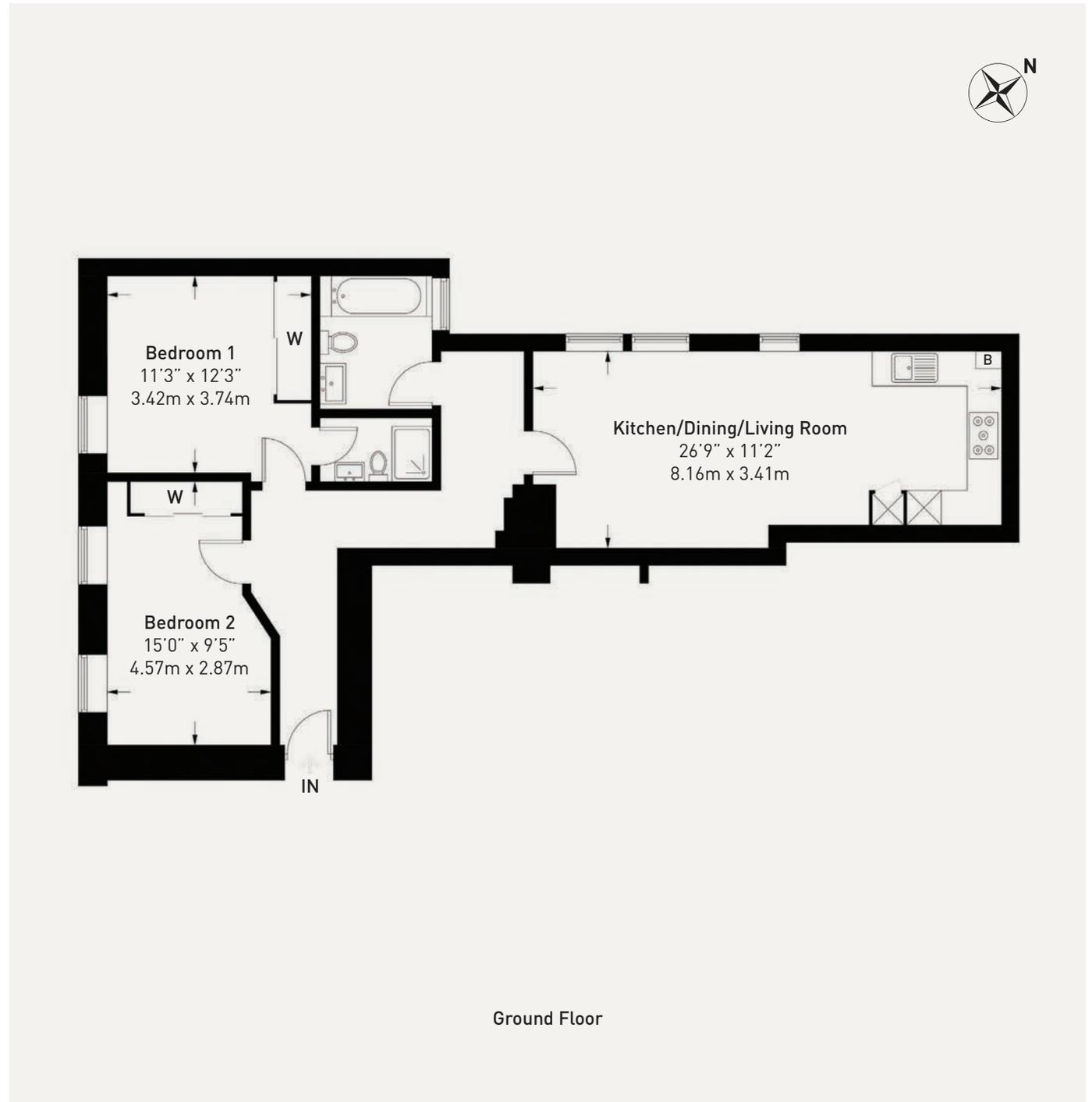
Accessed by a communal Entrance Hall with entry phone system, the property includes: Entrance Hall, open plan Kitchen/Dining/Living Room, Master Double Bedroom including built in wardrobes and En-Suite Shower Room, second Double Bedroom including built in wardrobes and Bathroom. The property has one allocated Parking space to the rear of the development.

Ground Floor	Imperial	Metric
Entrance Hall		
Kitchen/Dining/Living Room	26'9" x 11'2"	8.16m x 3.41m
Bedroom 1	11'3" x 12'3"	3.42m x 3.74m
Ensuite Shower Room		
Bedroom 2	15'0" x 9'5"	4.57m x 2.87m
Bathroom		

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

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Entry Phone system
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Double Electric Oven
- 5 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Space & Plumbing for Washing Machine
- Single Parking space in private car park to rear



# NO. 2 WOODLEY HOUSE

## 3 Bedroom Two Storey Property

A Three Bedroom, Two Bathroom, Two Storey property situated to the rear of the development with outlook onto enclosed private garden.

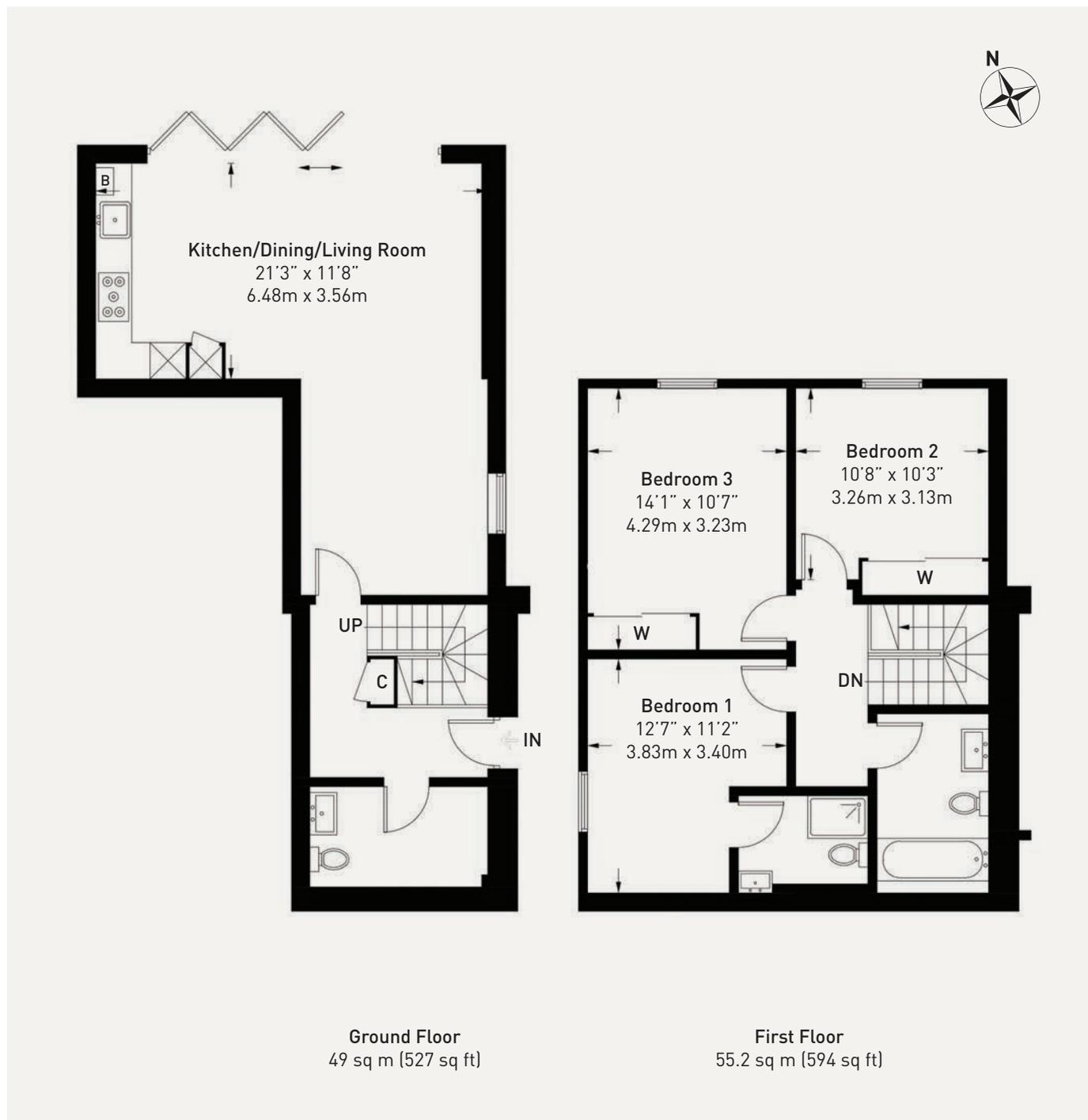
Accessed by a communal Entrance Hall with entry phone system, the property includes: Entrance Hall, Guest Cloakroom & Utility, open plan Kitchen/Dining/Living Room with bi-fold doors to private garden, Master Double Bedroom with En-Suite Shower Room, Double Bedrooms Two and Three with built in wardrobe, Bathroom. The property has one allocated Parking space to the rear of the development.

Ground Floor	Imperial	Metric
Entrance Hall		
Guest Cloakroom/Utility		
Kitchen/Dining/Living Room	21'3" x 11'8"	6.48m x 3.56m
First Floor	Imperial	Metric
Bedroom 1	12'7" x 11'2"	3.83m x 3.40m
En-suite Shower Room		
Bedroom 2	10'8" x 10'3"	3.26m x 3.13m
Bedroom 3	14'1" x 10'7"	4.29m x 3.23m
Bathroom		

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

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Entry Phone system
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Double Electric Oven
- 5 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Plumbing for Washing Machine in Guest cloakroom
- Single Parking space in private car park to rear



# NO. 3 WOODLEY HOUSE

## 2 Bedroom Ground Floor Apartment

A Two Bedroom, Two Bathroom, Ground Floor apartment situated to the rear of the development with outlook onto enclosed private garden.

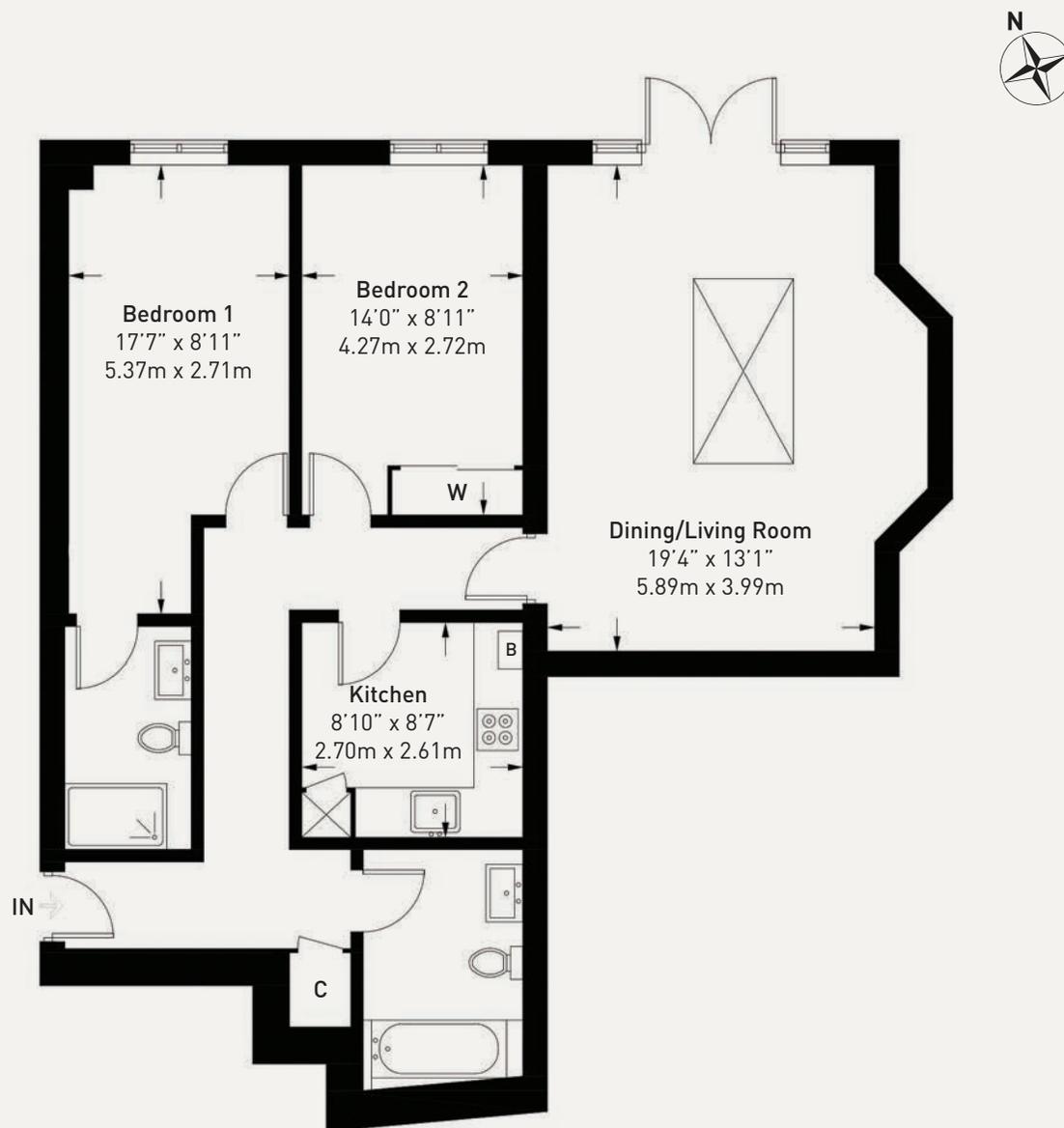
Accessed by a communal Entrance Hall with entry phone system, the property includes: Entrance Hall with Utility cupboard, Kitchen, Dining/Living Room with doors to private garden, Master Double Bedroom including built in wardrobes and En-Suite Shower Room, Bedroom Two including built in wardrobes, Bathroom. The property has one allocated Parking space to the rear of the development.

Ground Floor	Imperial	Metric
Entrance Hall		
Kitchen	8'10" x 8'7"	2.70m x 2.61m
Dining/Living Room	19'4" x 13'1"	5.89m x 3.99m
Bedroom 1	17'7" x 8'11"	5.37m x 2.71m
Ensuite Shower Room		
Bedroom 2	14'0" x 8'11"	4.27m x 2.72m
Bathroom		

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

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Entry Phone system
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Single Electric Oven & separate Microwave Oven
- 4 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Plumbing for Washing Machine in Hall cupboard
- Single Parking space in private car park to rear



Ground Floor

# NO. 4 WOODLEY HOUSE

## 1 Bedroom Ground Floor Apartment

A One Bedroom, One Bathroom, Ground Floor apartment situated to the front of the development with outlook onto Warwick Road.

Accessed by a communal Entrance Hall with entry phone system, the property includes: Entrance Hall with Utility cupboard, Kitchen/Dining/Living Room, Double Bedroom with built in wardrobes, Bathroom. The property has one allocated Parking space to the rear of the development.

Ground Floor	Imperial	Metric
Entrance Hall		
Kitchen/Dining/Living Room	19'5" x 11'9"	5.92m x 3.58m
Bedroom	14'0" x 9'1"	4.26m x 2.76m
Bathroom		

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

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Entry Phone system
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Single Electric Oven & separate Microwave Oven
- 4 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Plumbing for Washing Machine in Hall cupboard
- Single Parking space in private car park to rear



Ground Floor

# NO. 5 WOODLEY HOUSE

## 2 Bedroom Ground Floor Apartment

A Two Bedroom, Two Bathroom, Ground Floor apartment situated to the rear of the development with outlook onto enclosed private garden to the rear and Warwick Road to the front.

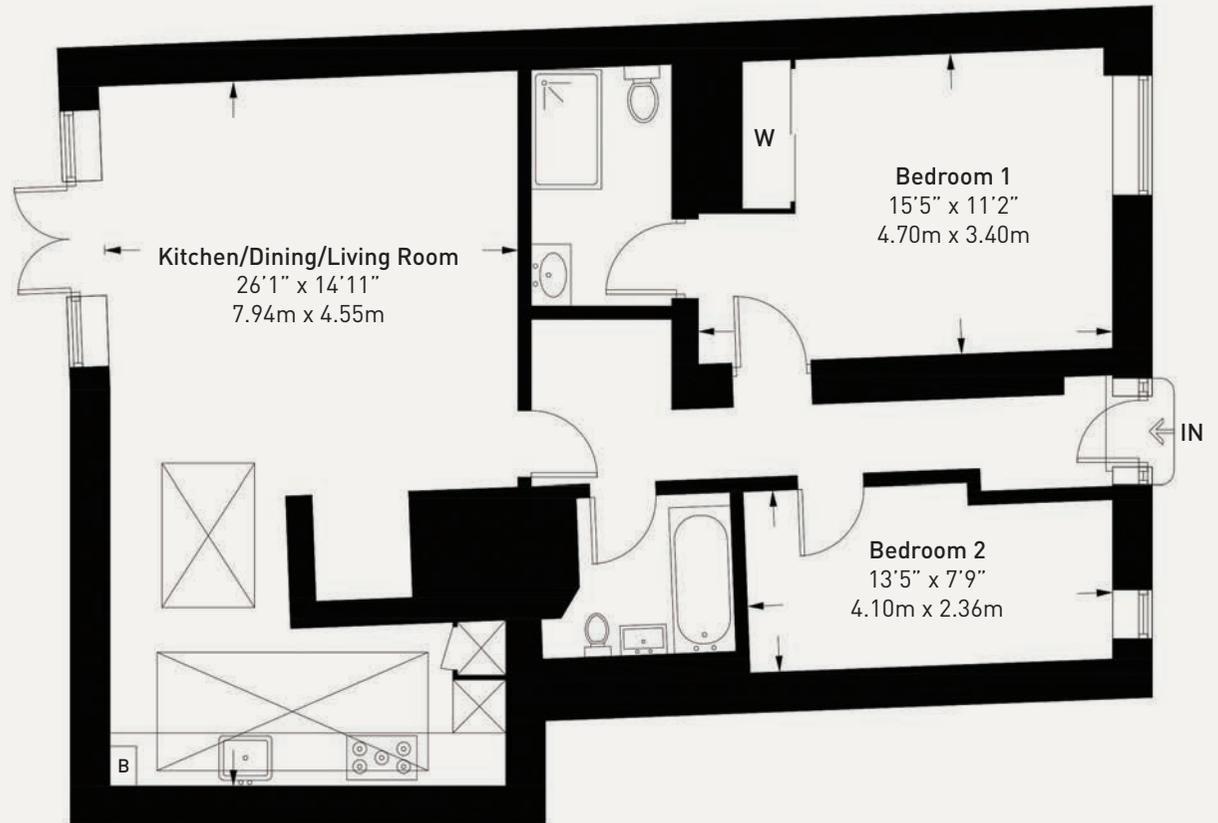
Accessed by a private front door from Warwick Road and from the Garden at the rear, the property includes: Entrance Hall, Utility cupboard, Kitchen/Dining/Living Room with doors to private garden, Master Double Bedroom with built in wardrobe cupboard and En-Suite Shower Room, Double Bedroom Two, Bathroom. The property has one allocated Parking space to the rear of the development.

Ground Floor	Imperial	Metric
Entrance Hall		
Kitchen/Dining/Living Room	26'1" x 14'11"	7.94m x 4.55m
Bedroom 1	15'5" x 11'2"	4.70m x 3.40m
Ensuite Shower Room		
Bedroom 2	13'5" x 7'9"	4.10m x 2.36m
Bathroom		

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

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Private front door from Warwick Road
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Double Electric Oven
- 5 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Plumbing for Washing Machine in Hall cupboard
- Single Parking space in private car park to rear



Ground Floor

# NO. 6 WOODLEY HOUSE

## 2 Bedroom First Floor Apartment

A Two Bedroom, One Bathroom, First Floor apartment with outlook to Warwick Road at the front and St. Peter's Church to the rear of the development.

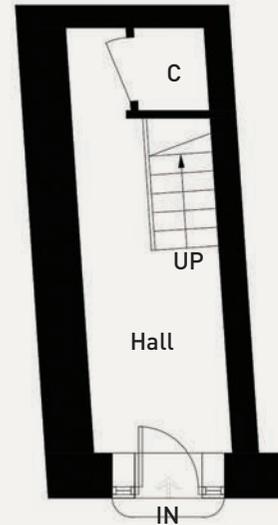
Accessed by a private front door from Warwick Road, the property includes: Entrance hall with Utility cupboard, First floor landing, Kitchen/Dining/Living Room, Two Double Bedrooms (one with fitted wardrobe cupboards), Bathroom. The property has one allocated Parking space to the rear of the development.

First Floor	Imperial	Metric
Entrance Hall		
Kitchen/Dining/Living Room	18'11" x 13'1"	5.76m x 3.99m
Bedroom 1	14'2" x 9'0"	4.32m x 2.74m
Bedroom 2	11'7" x 9'3"	3.53m x 2.81m
Bathroom		

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

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Private front door from Warwick Road
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Double Electric Oven
- 4 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Plumbing for Washing Machine in Hall cupboard
- Single Parking space in private car park to rear



Ground Floor  
10.9 sq m (117 sq ft)



First Floor  
59 sq m (635 sq ft)



# NO. 7 WOODLEY HOUSE

## 2 Bedroom Two Storey Property

A Two Bedroom, One Bathroom, Two Storey property with outlook to the front and rear, private Entrance to the rear, plus enclosed private garden.

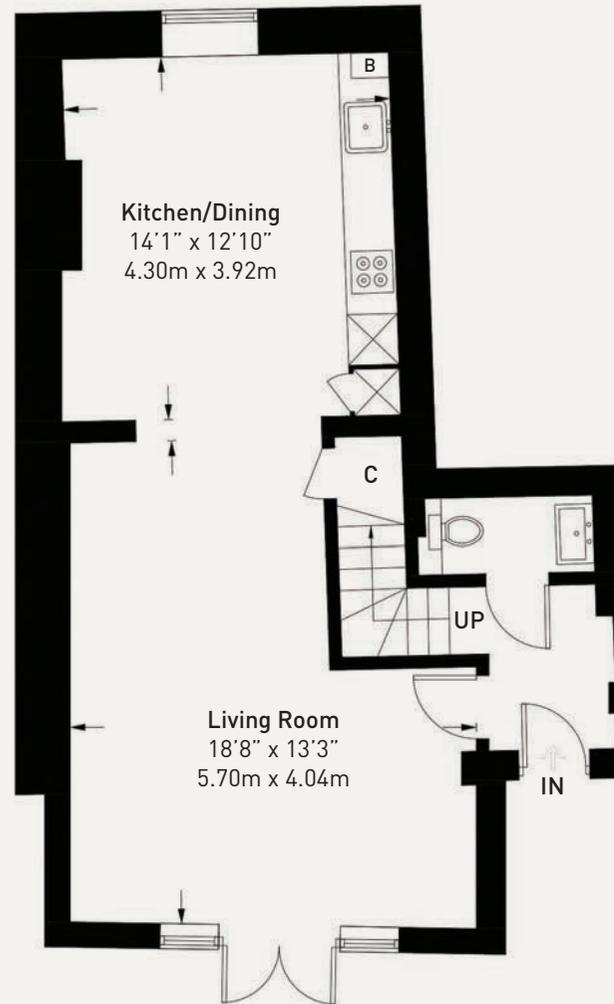
Accessed by a private Entrance Hall from the car park to the rear of the property, the accommodation includes: Entrance Hall, Guest Cloakroom, Kitchen/Dining Room open plan to Living Room with patio doors to private garden, first floor landing Bedroom One with built in wardrobe cupboards (front), Bedroom Two (rear), Bathroom. The property has one allocated Parking space to the rear of the development.

Ground Floor	Imperial	Metric
Entrance Hall		
Guest Cloakroom		
Kitchen/Dining	14'1" x 12'10"	4.30m x 3.92m
Living Room	18'8" x 13'3"	5.70m x 4.04m
First Floor	Imperial	Metric
Bedroom 1	12'8" x 9'4"	3.85m x 2.85m
Bedroom 2	13'4" x 10'0"	4.06m x 3.05m
Bathroom		

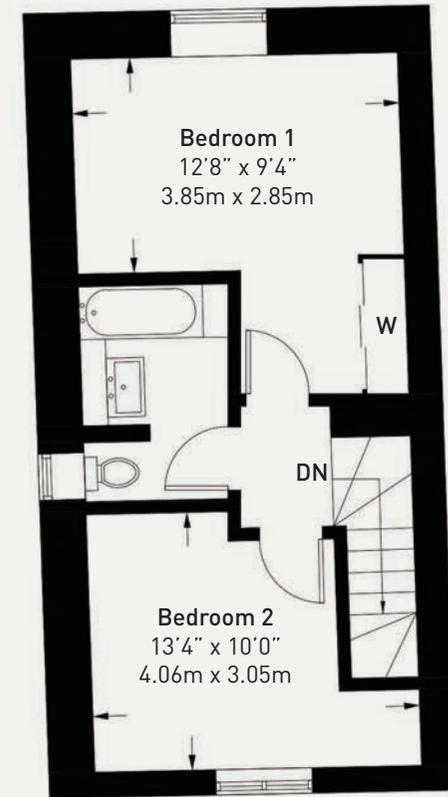
Illustration for identification purposes only, measurements are approximate, not to scale.

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Private front door to the rear of the development
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Double Electric Oven
- 5 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Plumbing for Washing Machine in under stairs cupboard
- Single Parking space in private car park to rear



Ground Floor  
50.3 sq m (541 sq ft)



First Floor  
32.9 sq m (354 sq ft)



# NO. 8 WOODLEY HOUSE

## 2 Bedroom Duplex Apartment

A Two Bedroom, Two Bathroom, Duplex apartment to the first and second floors, with outlook to Warwick Road at the front of the development.

Accessed by a communal Entrance Hall with entry phone system and staircase to the first floor, the property includes: Entrance Hall with Utility cupboard, Kitchen/Dining/Living Room, Double Bedroom with built in wardrobe cupboards, Bathroom. Staircase to second floor: Bedroom Two, En-Suite Shower Room. The property has one allocated Parking space to the rear of the development.

First Floor	Imperial	Metric
Entrance Hall		
Kitchen/Dining/Living Room	22'0" x 10'11"	6.71m x 3.33m
Bedroom 1	14'3" x 7'8"	4.34m x 2.33m
Bathroom		
Second Floor	Imperial	Metric
Bedroom 2	20'9" x 10'5"	6.33m x 3.18m
En-Suite Shower Room		

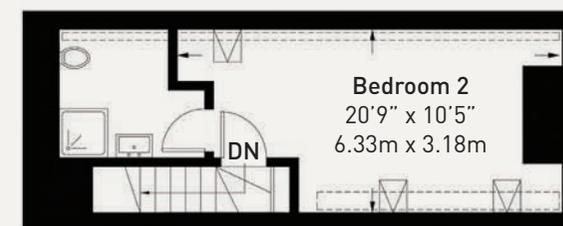
Illustration for identification purposes only, measurements are approximate, not to scale.

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Entry Phone system
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Single Electric Oven & separate Microwave Oven
- 4 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Plumbing for Washing Machine in Hall cupboard
- Single Parking space in private car park to rear



 = Reduced headroom below 1.5m/5'0"



First Floor  
56.5 sq m (608 sq ft)

Second Floor  
25.8 sq m (278 sq ft)

# NO. 9 WOODLEY HOUSE

## 2 Bedroom First Floor Apartment

A Two Bedroom, Two Bathroom, First Floor apartment with outlook to St. Peter's Church at the rear of the development.

Accessed by a communal Entrance Hall with entry phone system and staircase to the first floor, the property includes: Entrance Hall, Utility cupboard, Kitchen/Dining/Living Room, Master Bedroom with built in wardrobe cupboards and En-suite Shower Room, Bedroom Two with built in wardrobe cupboards, Bathroom. The property has one allocated Parking space to the rear of the development.

First Floor	Imperial	Metric
Entrance Hall		
Kitchen/Dining/Living Room	18'4" x 17'6"	5.58m x 5.34m
Bedroom 1	12'9" x 10'6"	3.88m x 3.20m
En-Suite shower Room		
Bedroom 2	12'9" x 10'4"	3.88m x 3.15m
Bathroom		

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

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Entry Phone system
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Double Electric Oven
- 5 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Plumbing for Washing Machine in Hall cupboard
- Single Parking space in private car park to rear



First Floor

# NO. 10 WOODLEY HOUSE

## 2 Bedroom Duplex Apartment

A Two Bedroom, Two Bathroom, Duplex apartment to the first and second floors, with outlook to Warwick Road at the front of the development.

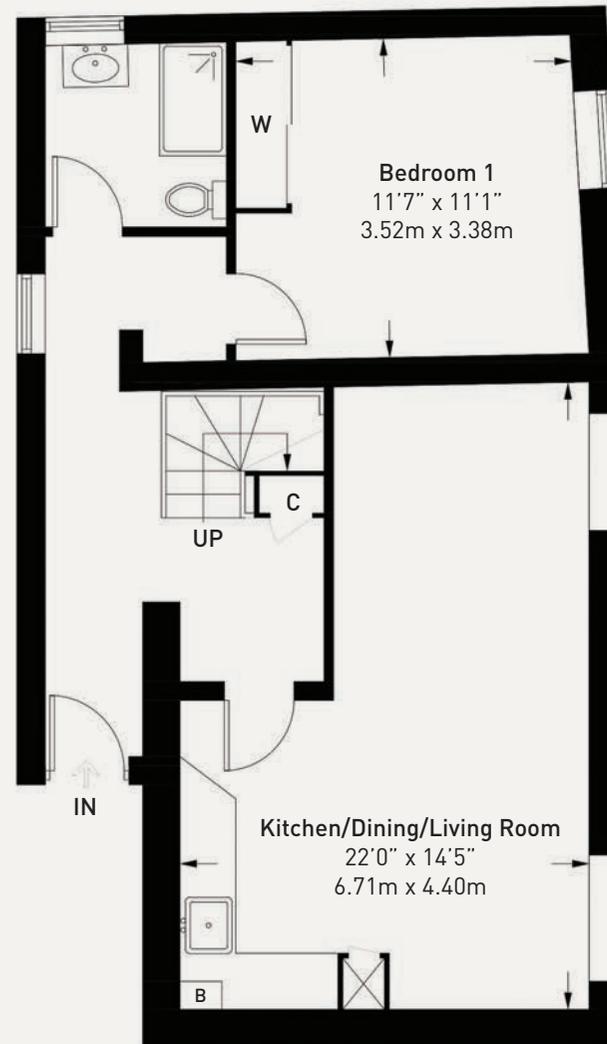
Accessed by a communal Entrance Hall with entry phone system and staircase to the first floor, the property includes: Entrance Hall with Utility cupboard, Kitchen/Dining/Living Room, Double Bedroom with built in wardrobe cupboards, Bathroom. Staircase to second floor: Bedroom Two, En-Suite Shower Room. The property has one allocated Parking space to the rear of the development.

First Floor	Imperial	Metric
Entrance Hall		
Kitchen/Dining/Living Room	22'0" x 14'5"	6.71m x 4.40m
Bedroom 1	11'7" x 11'1"	3.52m x 3.38m
Bathroom		
Second Floor	Imperial	Metric
Bedroom 2	20'10" x 10'0"	6.35m x 3.05m
En-Suite Shower Room		

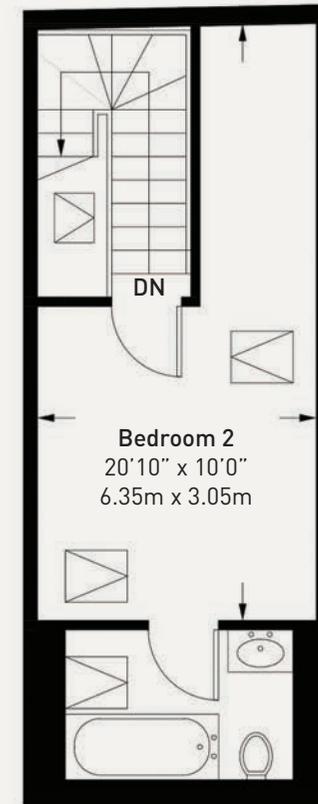
Illustration for identification purposes only, measurements are approximate, not to scale.

### Specification:

- Wood flooring to living areas, carpet to bedrooms, tiled floor to bathrooms
- Entry Phone system
- Worcester gas fired combination boiler
- Fitted kitchen with stainless steel sink and wood worktops
- Single Electric Oven & separate Microwave Oven
- 4 Ring induction hob
- Extractor hood
- Dishwasher
- Fridge & Freezer
- Plumbing for Washing Machine in Hall cupboard
- Single Parking space in private car park to rear



First Floor  
56.4 sq m (607 sq ft)



Second Floor  
24.5 sq m (264 sq ft)







# GENERAL INFORMATION

## TENURE

The property is to be sold Leasehold with a share of the Freehold, the full details of which are yet to be released. The property is sold with Vacant Possession. The property will be subject to an annual Ground Rent and Maintenance charge, details of which are yet to be confirmed.

## SERVICES

Mains drainage, water, and electricity are connected. LPG Gas is supplied from a shared system.

## COUNCIL TAX

To be assessed and payable to Stratford District Council.

## FIXTURES AND FITTINGS

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

## DIRECTIONS

From Seccombes Kineton Office proceed along the Warwick Road passing the church on your right hand side. The property will be found on the right hand side.

## SOLE SELLING AGENTS

**SECCOMBES**

CHARTERED SURVEYORS | ESTATE AGENTS  
LETTINGS | PROPERTY MANAGEMENT

Viewing through: Kineton office

T: 01926 640498

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[www.seccombes.co.uk](http://www.seccombes.co.uk)



## 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.



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