



BECKET HOUSE, KINETON

COLEBROOK
SECCOMBES

**BECKET HOUSE
MARKET SQUARE
KINETON
WARWICKSHIRE
CV35 0LP**

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 SUBSTANTIAL GRADE II LISTED
THREE-STOREY HOUSE LOCATED IN
THE HEART OF THE VILLAGE WITH
COURTYARD GARDEN & PARKING**

- Entrance Hall
- Guest WC
- Snug
- Living Room
- Sitting Room
- Kitchen
- Five Bedrooms
- Pncipal Bedroom with Dressing Room
- Ensuite Bathroom
- Shower Room
- Courtyard Garden
- Driveway & Single Garage
- EPC Rating F

**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 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.

Becket House occupies a prominent position in the heart of the village forming part of the Southern side of Market Square. Understood to date back to circa 1664, this wonderful example of a Grade II Listed property enjoys a wealth of charm and character throughout the three floors of accommodation. Features include exposed stonework and beams, flagstone floors and the built-in seating to the former Snug Bar area when the property was understood to have been the Rose & Crown Inn.

The property benefits from oil-fired central heating understood to have been installed circa 2003 and now offers opportunity for additional modernisation and improvement throughout the 2909 sqft of accommodation.

GROUND FLOOR

Entrance Hall with flagstone floor, part glazed door to rear of the property, exposed beams and understairs storage cupboard. **Guest WC** with close coupled WC, wall-mounted wash-hand basin and obscured window. **Snug** with outlook to the front, flagstone floor, stone fireplace with Bressummer Beam, built-in high backed bench to one wall, wood panelling, window seat and storage cupboard. **Living Room** outlook to the rear of the property. **Dining Room** double aspect to front and rear of the property, brick built open fireplace, exposed timbers to ceiling and exposed stonework. **Kitchen/Breakfast Room** double aspect to front and rear, fitted

with a range of kitchen units under granite effect worktops. Stainless Steel 1½ bowl single drainer sink, range of drawers and cupboards, space and plumbing for washing machine. Built-in fridge with separate freezer under, additional matching worktop with cupboards and drawers under. Space for electric cooker, quarry tiled floor and exposed stonework. Door returning to the front of the property and stable door to rear garden.

FIRST FLOOR

Split level **Landing** with window to rear and exposed beams. **Bedroom One** double aspect to front and rear of the property with ornamental fireplace. **Dressing Room** with outlook to the front of the property and built-in wardrobe cupboards. **Ensuite Bathroom** with panelled bath and wall-mounted shower over, pedestal wash hand basin, WC, outlook to the rear and built-in airing cupboard with shelving. **Bedroom Two** outlook to the front of the property. **Bedroom Three** outlook to the front of the property and built-in storage cupboard. **Bedroom Four** outlook to the rear of the property. **Shower Room** fitted with enclosed shower cubicle, close coupled WC, pedestal wash hand basin, tiled walls and window to the rear of the property.

SECOND FLOOR

Bedroom Five with exposed timbers, window to rear and eaves storage cupboards. Access into attic storage space.

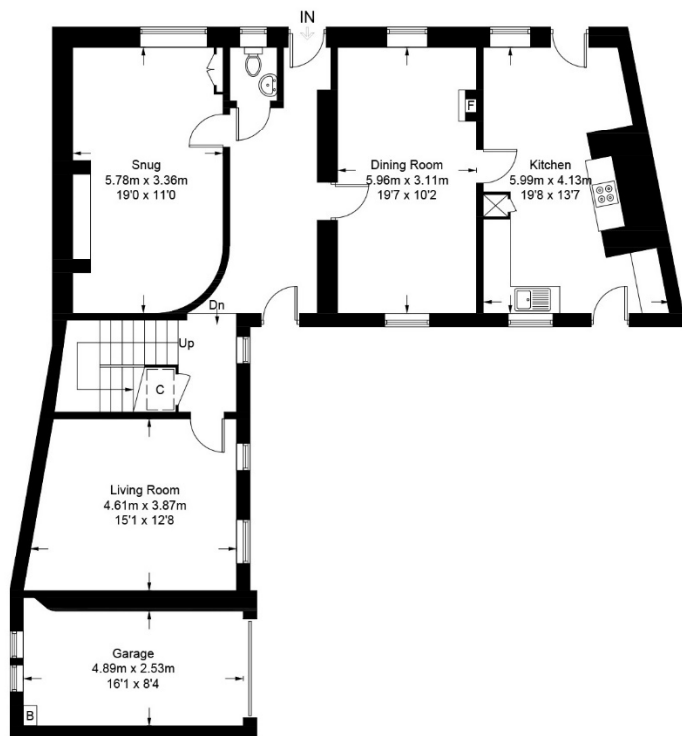
OUTSIDE

To the rear of the property, a paved courtyard garden enjoys a Southerly aspect with outside lighting. Oil tank concealed behind fencing. Tarmac driveway provides parking area and access to **Single Garage** with up-and-over door.

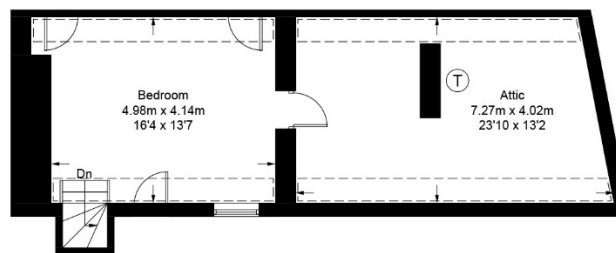




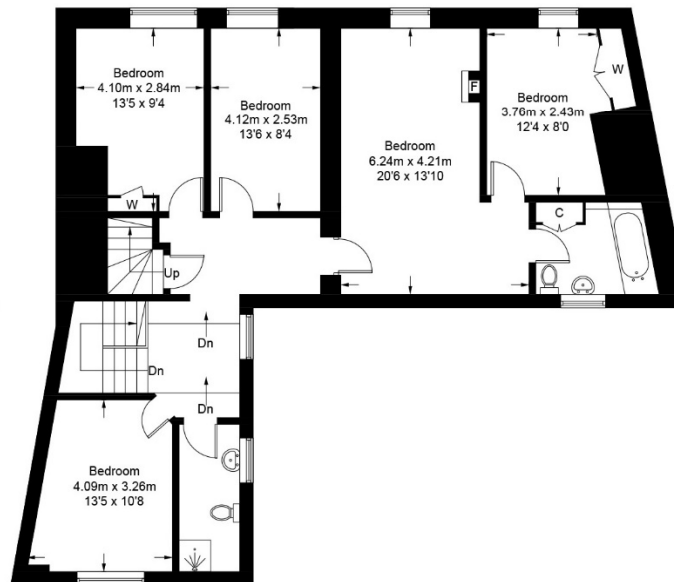
⏏ = Reduced headroom below 1.5m / 5'0"



Ground Floor
102.7 sq m / 1105 sq ft



Attic
53.2 sq m / 573 sq ft



First Floor
101.7 sq m / 1095 sq ft

Approximate Gross Internal Area = 204.4 sq m / 2200 sq ft
Garage = 12.6 sq m / 136 sq ft
Attic = 53.2 sq m / 573 sq ft
Total = 270.2 sq m / 2909 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1004691)

2 Banbury Street
Kineton CV35 0JS
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GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by oil fired boiler in the Garage.

Council Tax

Payable to Stratford District Council.

Listed in Band F

Energy Performance Certificate

Current: 35 Potential: 71

Band: F

Fixtures and Fittings

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

Directions

CV35 0LP

From our office turn into Southam Street and proceed North. Turn right into the Market Square when reaching the village Bakery. Becket House will be found on the Left-hand side.

What3Words:

///configure.evenings.clan

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.

CS2212 /09.11.2023

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