



ROSE COTTAGE, RADWAY

COLEBROOK
SECCOMBES

**ROSE COTTAGE
TOWNSEND PADDOCKS
RADWAY
WARWICKSHIRE
CV35 0UN**

3 miles from Kineton
12 miles to Stratford-upon-Avon
7 miles to Banbury
5 miles to Junction 12 of the M40 motorway at
Gaydon

**A STONE FACED BUNGALOW WITH
COTTAGE STYLE CHARACTER &
SPACIOUS ACCOMMODATION IN A
SMALL PRIVATE DEVELOPMENT OF
JUST FIVE PROPERTIES.**

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Guest WC
- Three Bedrooms
- Two Ensuite Bathrooms
- Enclosed Garden
- Single Garage
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Radway is situated between Kineton and Banbury just below the Edge Hill Escarpment on the South Warwickshire/North Oxfordshire border.

The National Trust properties of Upton House and Farnborough Hall are both within 5 miles. Daily shopping and primary and secondary education are available in Kineton with further amenities in the larger towns of Banbury, Warwick, Stratford-upon-Avon and Leamington Spa.

Junction 12 of the M40 Motorway is 5 miles distant providing access to London and the south-east or Birmingham to the north-west. The mainline railway to London Marylebone takes 50 minutes from Banbury railway station.

The surrounding countryside offers a variety of outdoor pursuits including Walking, Riding, Cycling & Golf courses.

Rose Cottage forms one of five individual stone faced properties in a small select development close to the village centre. Accessed by a shared gravel courtyard, the property comprises a single story dwelling which has recently undergone redecoration and improvement throughout. Stone faced under a tiled roof, the property is well presented with two bedroom suites plus a third bedroom/study in addition to an impressive sitting room with feature fireplace and vaulted ceiling. The property has the benefit of oil-fired central heating and double glazing.

ACCOMMODATION

Entrance Hall with wood flooring and full height windows either side of front door. **Guest WC** with WC, corner wash hand basin and extractor fan. **Dining Room** with vaulted ceiling and exposed timbers, outlook to the front of the property and wood flooring. **Sitting Room** with glazed double doors from the Dining Room, is an impressive vaulted room with exposed beams and timbers to ceiling. Wood flooring, double aspect to two sides of the property and doors to the private garden. Feature brick built fireplace with matching hearth and LPG fired coal effect stove. **Kitchen** fitted with a range of matching painted units to four walls, under granite work surfaces. Belfast sink with mixer tap, space and plumbing

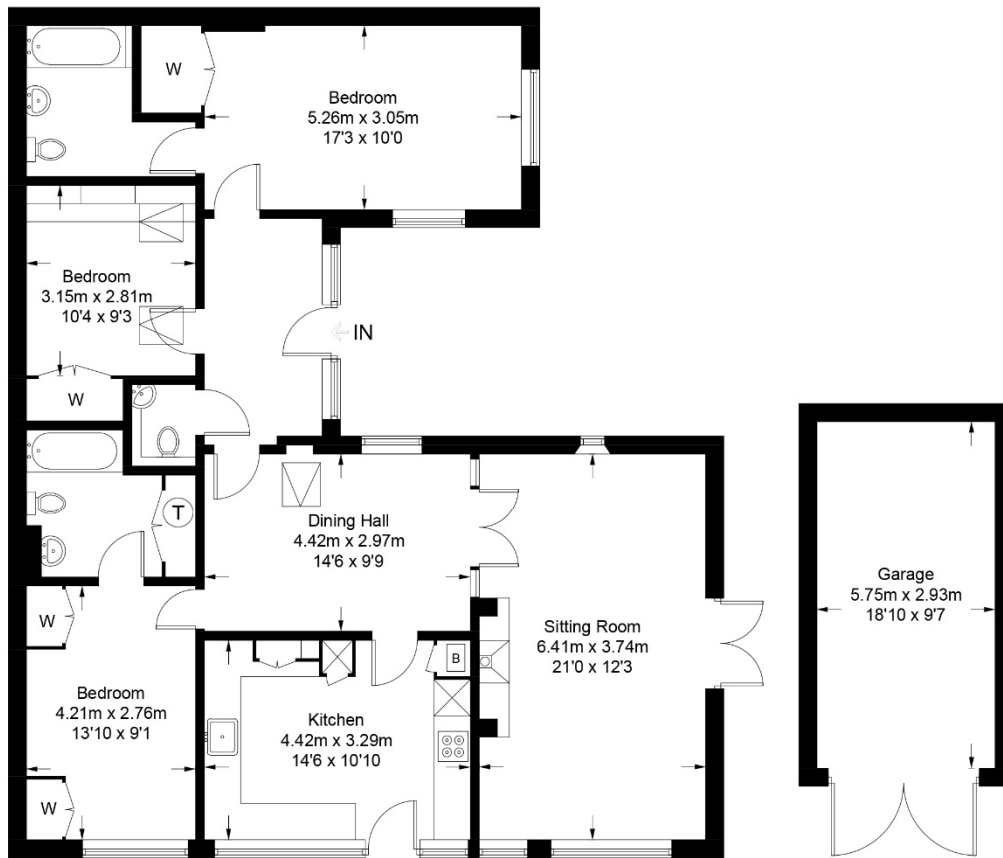
for washing machine and dishwasher. Inset electric hob with stainless steel extractor hood over, double electric oven to side and plate warming drawer. Integrated fridge with separate freezer, built-in storage cupboards, dresser unit, plate racks and display cabinets. Tiled floor with windows running the full length of the room, including a glazed door opening to the garden. **Bedroom One** double aspect to the front of the property with built-in double wardrobe cupboard and further storage over. **Ensuite Bathroom** fitted with close coupled WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment over. Towel radiator, tiled floor and access to loft space. **Bedroom Two** outlook to the side of the property with built-in twin wardrobe cupboards and access to loft space. **Ensuite Bathroom** fitted with close coupled WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment over. Towel radiator, extractor fan, tiled floor and built-in airing cupboard with hot water cylinder. **Bedroom Three** with built-in double wardrobe cupboard, roof lights and range of fitted bookshelves with storage cupboards under.

OUTSIDE

A block paved pathway, across the shared gravel courtyard to the front of the property, leads to the front door with electric light. The gardens lie to the side and front of the property, enclosed by a stone wall with pedestrian gate returning to the front courtyard. Landscaped with low maintenance gravel and paved terrace areas, mature flowerbeds to borders and tree trees with planting. Oil tank, bin store, outside lighting and water supply.

The shared gravel driveway provides allocated parking for two vehicles and guest parking. Continuing past the property to a courtyard of garages, Rose Cottage has one **Single Garage** with double doors to front with electric light and power supply.





Ground Floor

Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft

Garage = 17.3 sq m / 186 sq ft

Total = 134.6 sq m / 1449 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1088051)

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. NB: Maintenance charge of £25 pcm for the shared driveway and courtyard.

Services

Mains water, drainage and electricity are connected.
Oil fired central heating.
Ofcom Broadband availability: *no data*
Ofcom Mobile coverage: *no data*.

Council Tax

Payable to Stratford District Council, Listed in Band E

Energy Performance Certificate

Current: 43 Potential: 71 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, landlord overseas, significant events. Nb the property is part of a shared courtyard development with annual maintenance charges.

Directions

CV35 0UN

From Kineton take the B4086 Banbury Road towards Edgehill. Take the second turn on the right signposted to Radway and upon entering the village Townsend Paddocks will be found on the left-hand side. Rose Cottage is the first property on the left.

What3Words:

///witles.sprayed.help

CS/2243 /10.06.2024

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