



**3 WESTMEADS COTTAGES, BUTLERS MARSTON**

**SECCOMBES**

ESTATE AGENTS

**3 WESTMEADS COTTAGES  
BUTLERS MARSTON  
WARWICK  
CV35 0NG**

Situated about 1 mile from Kineton, 10 miles from Stratford Upon Avon, 12 miles from Warwick and Leamington Spa, 5 miles from Gaydon (Junction 12 of the M40) and 12 miles from Banbury (main line station to London Marylebone in under an hour).

**A WELL-LOCATED SEMI DETACHED THREE BEDROOM FAMILY HOUSE SET IN ATTRACTIVE GARDEN IN NEED OF SOME UPDATING AND OFFERING POTENTIAL SITUATED ON THE EDGE OF THE VILLAGE.**

Entrance Hall, Sitting Room, Living Room, Kitchen, Three Bedrooms, Bathroom. uPVC Double-Glazing. Oil-Fired Heating. Three Outbuildings incorporating a boiler room, Garden wc and Storeroom. Attractive Front and Back Gardens. Good Off-Road Parking.

Viewing through **Secombes Estate Agents, Shipston on Stour**  
T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)



**Butlers Marston** is an attractive and well-located village situated in the undulating South Warwickshire countryside having a fine parish Church with a Norman façade.

The local centre of Kineton is about one mile away providing a number of shops including a post office, general stores, hairdressers and veterinary practice.

Also within Kineton there is a parish Church, Roman Catholic Chapel, doctors surgery and public house, together with primary and secondary schools.

The close by larger centres of Stratford Upon Avon, Banbury, Warwick and Leamington Spa offer more comprehensive

shopping, recreational and school facilities. Junctions 12 and 15 of the M40 motorway are situated at Gaydon and Warwick respectively with mainline stations at Banbury and Warwick Parkway. There is a service from Banbury to London (Marylebone in just under an hour).

**3 Westmead Cottage** is a well-located semi-detached family house situated on the edge of the village offering a spacious and well-proportioned accommodation. In addition to having three bedrooms, there is a sitting room and sperate living room both with open fires.

It is considered the property, which is in need of some updating, offers great opportunity to create a wonderful home



set in attractive gardens in a popular village.

The house is set back on village lane and approached by gravelled drive with a lawned area to the side. To the back is a further good-sized garden.

The accommodation briefly comprises:

**Entrance Hall** with stairs to first floor.

**Sitting Room** with open fireplace with tiled surround and hearth, double store cupboard.

**Living room** with bay window and French door to patio and back garden, open fireplace stone surround and raised stone hearth.

**Kitchen** with single stainless steel sink unit and drainer with fitted cupboards under, fitted base unit with work surfaces over, fitted wall units, built-in electric oven with four ring electric hob over. Door to **outhouses**

Stairs rising to **First Floor Landing**

**Three Bedrooms** (two double and one single) each with built in cupboards. The principal bedroom having a feature fireplace (sealed).

**Bathroom** with bath, wc, wash hand basin.

**Outside** to the front the garden has a depth of about 66'0"/21.2m with a gravelled drive leading from the village lane up to the house with **Off-Road Parking** for 3-4 cars, with a lawned area beside.

Side walkway leads around to the outhouses incorporating **boiler rooms/garden store** with Worcester Danesmore oil-fired boiler for central heating and hot water, **garden w.c.**, and **general store**.

The walkway continues around to the **back garden** which has a depth of around 57' 0"/17.38m. Immediately adjoining the house is a raised patio area, beyond which the **garden** is principally lawned.

#### GENERAL INFORMATION

**Tenure** The property is offered freehold with vacant possession.

**Council Tax** This is payable to Stratford on Avon District Council. The property is listed in band C.

**Fixtures and Fittings** All items mentioned in these sale particulars are included in the sale. All other items are

expressly excluded.

**Services** Mains electricity, water and drainage are connected to the property. Worcester Danesmore oil-fired boiler for central heating and hot water.

#### Energy Performance Certificate

Current: 49 (E) Potential: 79 (C)

#### Directions

#### Postcode CV35 ONG

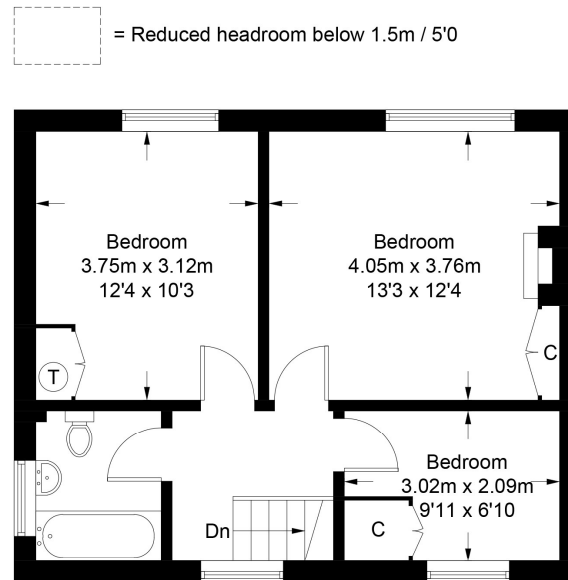
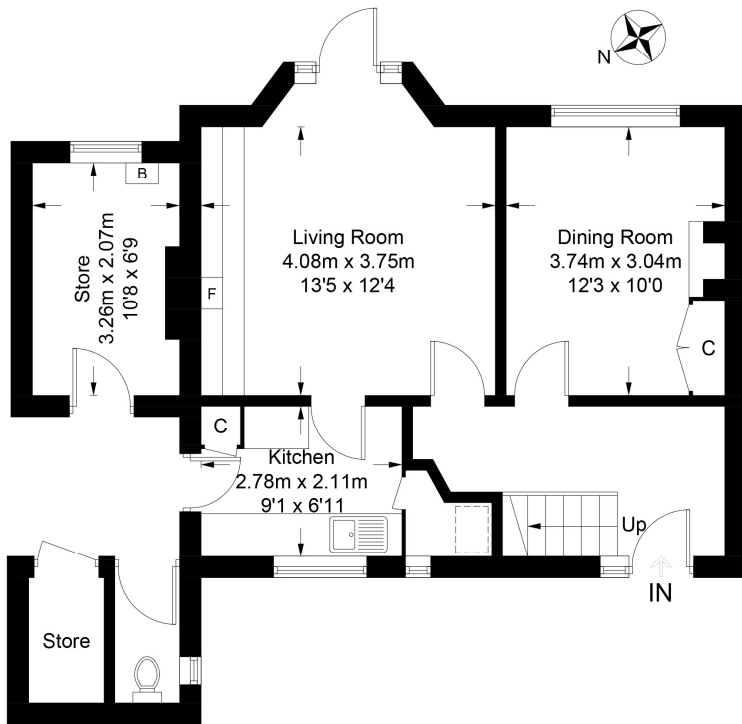
From Kineton take the B4455 for Butlers Marston and Pillerton Priors. On entering the village of Butlers Marston, proceed down the hill. At the top of the other side, turn right into the centre of the village. Continue up the village bearing right at the end down a small lane. 3 Westmeads Cottages is situated after a short distance on the right.

#### 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.

MFF/S3170/F010/16 .08.2024

# FLOOR PLANS



**Ground Floor = 45.4 sq m / 489 sq ft**

**First Floor = 43.8 sq m / 471 sq ft**

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft

Outbuildings = 10.5 sq m / 113 sq ft

Total = 99.7 sq m / 1073 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1045136)



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