



The Old Stores Court, Kinton

Guide Price **£350,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

The Old Stores Court, Banbury Street

Kineton, Warwick

Situated in the heart of Kineton Village, this deceptively spacious four-bedroom, semi-detached home enjoys an enviable position with a wide range of amenities just a short walk from the doorstep, including a selection of shops, cafes, pubs, a post office, doctors' surgery, pharmacy and highly regarded primary and secondary schools. Offering over 1,500 square feet of flexible accommodation arranged over three floors, the property benefits from a private courtyard seating area and valuable off-street parking for two vehicles.

The ground floor comprises a spacious welcoming entrance hall which features understairs storage and a downstairs W/C. The hall leads through to a substantial dual-aspect double bedroom, useful study/bedroom, which is currently being used a bedroom. A separate utility room finishes the ground floor accommodation.

To the first floor is a generous dual-aspect sitting room, which is flooded with natural light and features an attractive fireplace, creating a comfortable and inviting living environment. The separate dining room provides ample space for entertaining and family meals, whilst the fitted kitchen is well equipped with a range of storage units and extensive worktop space.





The second floor offers two further bedrooms, including an impressive principal bedroom with exposed wooden flooring and benefitting from an en-suite bathroom with a walk in shower. A family bathroom, with shower over bath, serves the remaining accommodation. Externally, the property enjoys a private, West-facing courtyard-style seating area, ideal for enjoying a morning coffee or summer evening, together with off-street parking for two vehicles behind the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Kineton is a well regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and Junior Schools, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdresser's and Barbers' Shop as well as an Optician, Vets, Florist, Post Office, Co-op Supermarket, Chemist with Pharmacy and a Home Furnishing Shop. The village also benefits from an award winning Chip Shop, Pizza Restaurant, Indian Restaurant, Garage themed Cafe and an Artisan Bakery. There is a Public House and a Village Hall with community library. There is a friendly community spirit within the village with a varied calendar of social events taking place.

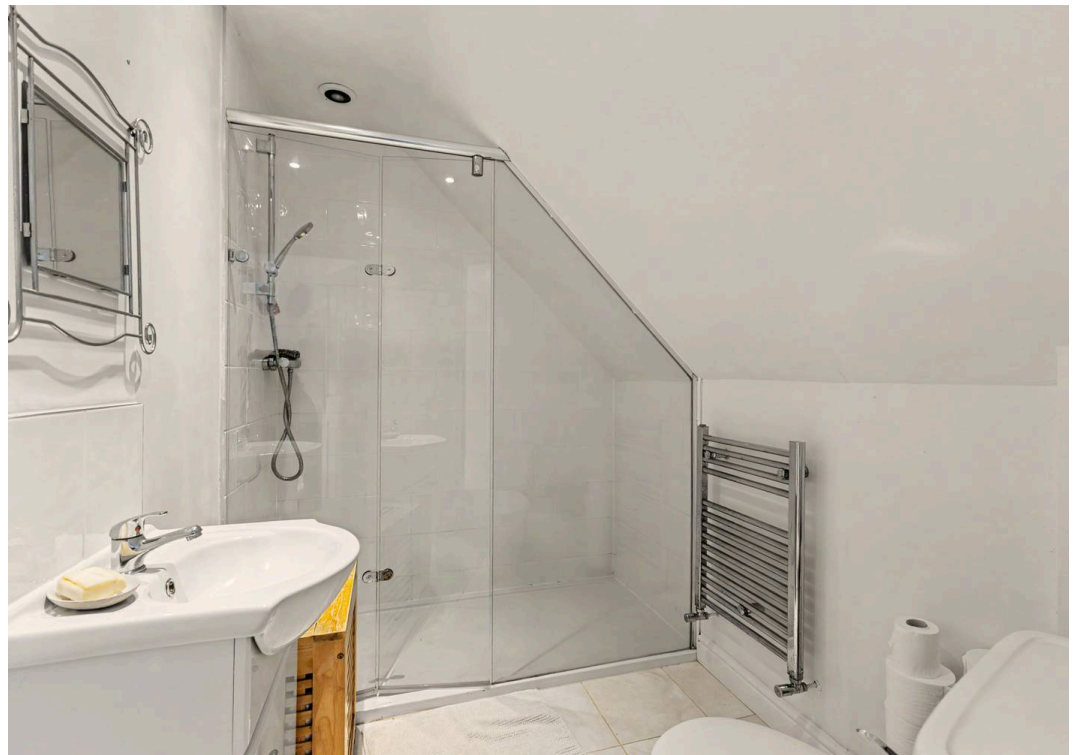


DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

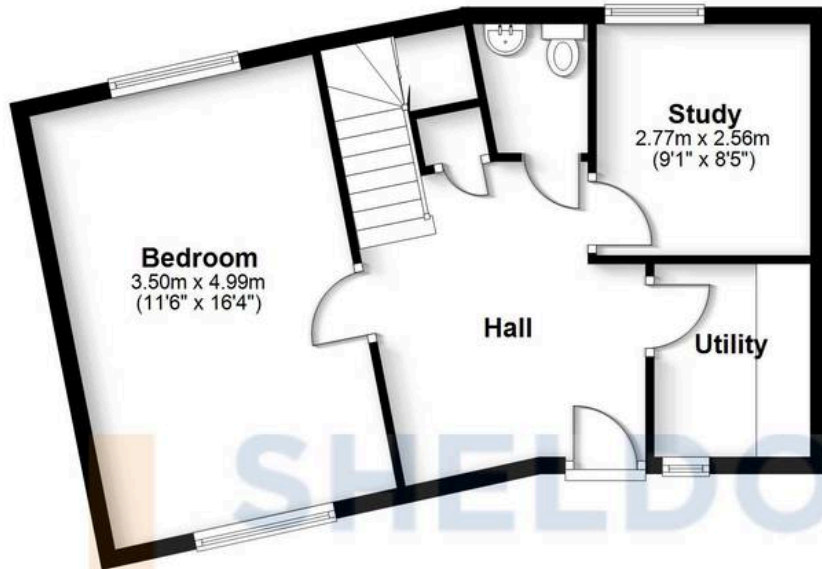
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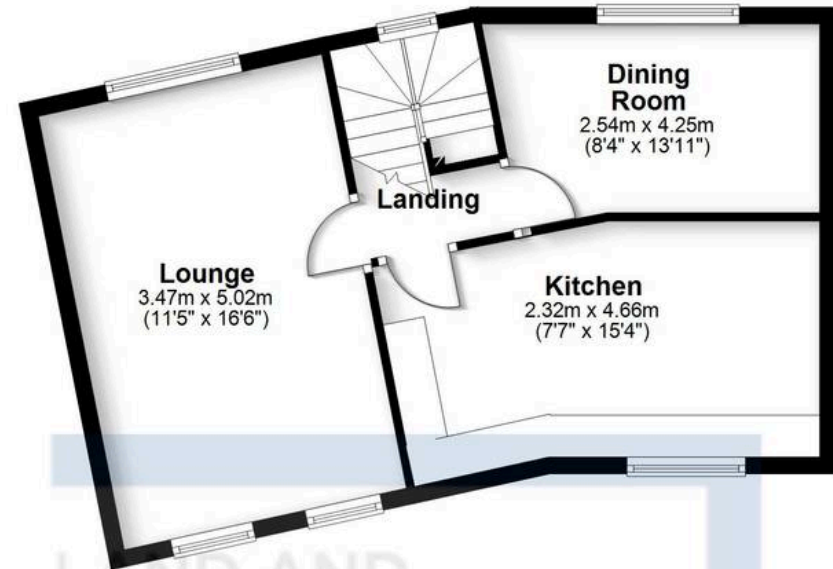
Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



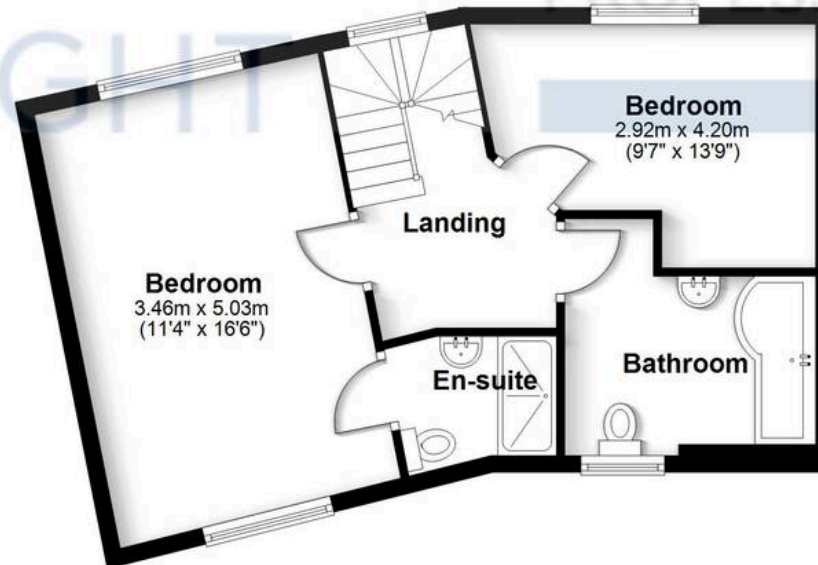
First Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Second Floor

Approx. 46.5 sq. metres (500.0 sq. feet)



Total area: approx. 140.2 sq. metres (1509.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kinton

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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.