

THE PROPERTY



10 BATTLE COURT KINETON WARWICKSHIRE CV35 0LX

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa, within 3½ miles of Junction 12 of the M40 motorway at Gaydon

A MODERN TWO-BEDROOM MID-TERRACE COTTAGE, WITH ALLOCATED PARKING SPACE & COURTYARD GARDEN

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Garden
- EPC Band D

VIEWING STRICTLY BY APPOINTMENT
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Kineton is a large South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports clubs and primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

10 Battle Court forms one of a number of similar two-storey modern cottages, understood to have been originally constructed in the 1980s/90s. The property is offered with vacant possession and no onward chain, having previously been owned as an investment property.

THE GROUND FLOOR

Entrance Hall with part-glazed front door and under stairs cupboard. **Kitchen** outlook to the front and fitted with a granite effect worktop to three walls, inset stainless steel 1½ bowl single drainer sink with mixer tap, inset electric hob with single electric oven under and extractor hood over, space and plumbing for washing machine, space for fridge freezer, matching wall cupboards over, tiled floor and tiled splashback. **Living Room** with glazed double doors and window to rear garden.

THE FIRST FLOOR

Landing access to loft space and built-in linen cupboard. **Bedroom One** outlook to the rear and range of wardrobes to one wall with mirrored sliding doors. **Bedroom Two** outlook to the front, built-in wardrobe cupboard and over stairs cupboard. **Bathroom** fitted with panelled bath with glazed shower screen, pedestal wash basin, close coupled WC, tiled floor and extractor fan.

OUTSIDE

To the front of the property is a small, hard landscaped garden with paved pathway, entrance portico and bin store. Outside water supply. To the rear of the property an enclosed courtyard garden is landscaped with a paved patio, mature flowerbeds and pedestrian gate providing access returning to the front of the property.

NB there is one allocated parking space for the property.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB- Battle Court management charge of £50 for the year 2026.

Services

Mains water, drainage and electricity are connected. Electric central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage good - variable: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band C

Energy Performance Certificate

Current: 60 Potential: 90 Band: D

Fixtures and Fittings

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

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions

CV35 0LX

From the village centre and Southam Street, turn right into Mill Lane, where Battle Court will be found a short distance on the left-hand side. The property is directly ahead at the end of the street.

What3Words:

///importers.slippery.salt

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.

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