



**TO LET UNFURNISHED**  
**The Paddocks, Windmill Hill, Kineton**

**RURAL TWO BEDROOM FIRST FLOOR LOFT  
STYLE APARTMENT WITH FAR REACHING  
VIEWS OVER SURROUNDING  
COUNTRYSIDE**

Apply Kineton Office 01926 640498  
kineton@seccombes.co.uk

Entrance Hall, Utility, Living Room, Kitchen, Double  
Bedroom, Single Bedroom, Study, Bathroom, No  
Private Garden. EPC Band E

**RENT: £850.00 pcm**  
**DEPOSIT: £980.76**

**NO TENANT APPLICATION FEES**

## THE PADDOCKS, WINDMILL HILL FARM, KINETON. CV35 0JF

Situated 11 miles from Stratford-upon-Avon, Banbury,  
Warwick, Leamington Spa and within 3.5 miles from Junction  
12 of the M40 Motorway at Gaydon

### RURAL TWO BEDROOM FIRST FLOOR LOFT STYLE APARTMENT WITH FAR REACHING VIEWS OVER SURROUNDING COUNTRYSIDE

Kineton Office Tel: 01926 640498

kineton@seccombes.co.uk

**Kineton** is a small 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 and Leamington Spa.

**The Paddocks** benefits from a delightful rural location with views to the windmill and is part of Windmill Farm. The property has two bedrooms, a living room, study, recently updated kitchen and bathroom, plus a useful utility room on the ground floor. The property also benefits from double glazed windows and one parking space.

#### GROUND FLOOR

##### Entrance Hall

10'0" x 6'0" (3.05m x 1.85m)

Coat hooks and ceramic tile flooring; stairs to first floor and internal glazed door to:

##### Utility Room 11'11" x 6'9" (3.65m x 2.06m)

stainless steel sink with double drainer, mixer tap and cupboards under, plumbing for washing machine, ceramic tile flooring

##### First Floor: Landing leading to:

##### Living Room 13'10" x 12'10" (max) (4.24m x 3.92m max)

Triple aspect with views to the windmill and open countryside; exposed beams.

##### Kitchen 7'11" x 6'6" (2.43m x 1.99m)

Range of fitted kitchen units comprising one and a half bowl sink and drainer with mixer tap, work surfaces, electric oven and hob, integrated fridge and rural views.

##### Bedroom 1 13'0" x 14'7" (3.98m x 4.45m)

Double aspect, walk in wardrobes with light, rural views.

##### Bedroom 2 9'4" x 7'6" (2.87m x 2.30m)

##### Study 8'6" x 7'0" (2.61m x 2.14m)

##### Bathroom

Part tiled with white panelled bath with shower screen, vanity

wash hand basin, WC built in cupboard and views.



#### Outside

Parking for one car, bin storage area. NO GARDEN

#### GENERAL INFORMATION

##### Services:

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by electric heaters.

##### Council Tax:

Listed Band B. Payable to Stratford District Council.

##### Directions:

From Seccombes Kineton Office proceed West along the Warwick Road and continue up Pittern Hill on the outskirts of the village. At the top of the hill, Windmill Farm will be found on the right-hand side.

##### Tenancy

The property is available to let on a Landlord Managed Assured Shorthold Tenancy for an initial period of 12 months at a rent of £850 per calendar month, exclusive of outgoings including council tax, telephone, electricity, water and drainage, etc.

PETS- may be considered by the landlord who lives next to the property and has pets.

#### EPC Rating E

##### Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

##### Office Hours

Monday to Friday: 9.00 am to 5.30 pm

Saturday: 9.00 am to 1.00 pm

#### 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.

KINETON  
T 01926 640498

SHIPSTON-ON-STOUR  
T 01608 663788

CHARTERED SURVEYORS | ESTATE AGENTS | LETTINGS  
PROPERTY MANAGEMENT | VALUERS | AUCTIONEERS

AJC/JKC/1804/August 2021