



KINETON

SPACE<sup>gk</sup>

COLEBROOK  
SECCOMBES

**SEAGRAVE HOUSE  
MILL LANE  
KINETON  
WARWICKSHIRE  
CV35 0LA**

11 miles to Stratford-upon-Avon & Banbury  
11 miles to Warwick and Leamington Spa  
3.5 miles to Junction 12 of the M40 motorway at  
Gaydon

**A BEAUTIFULLY FINISHED, SPACIOUS  
DETACHED, FOUR-BEDROOM, THREE  
BATHROOM HOUSE WITH PRIVATE  
DRIVEWAY, SOUTH & EAST FACING  
GARDEN WITH AIR SOURCE HEATING**

- Entrance Hall
- Study
- Guest WC
- Sitting Room
- Kitchen Dining Room
- Utility Room
- Four Bedrooms
- Two Ensuite Shower rooms
- Bathroom
- Enclosed rear garden
- Driveway
- EPC Rating B

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
sales@colebrookseccombes.co.uk**



**Kineton** is a popular well served village with a number of shops for daily requirements including post office, general stores, bakers and pharmacy. Within the village there are Parish, Roman Catholic and Methodist Churches, as well as a doctors' surgery, public house, sports club, and both primary and secondary schools. The village enjoys a close, active community with families, professionals, retirement and second homeowners, drawn to the village with its facilities and location.

The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby Stratford upon Avon, Banbury, Leamington Spa and Warwick offer a wide range of shopping facilities and supermarkets.

The village is well situated for commuters to London and the West Midlands with the M40 at Junction 12 and the mainline railway to London Marylebone takes approximately 1 hour from nearby Banbury.

**Seagrave House** is located to the eastern boundary of a small select development of just four houses and comprises a detached four bedroom house which benefits from a private driveway at the front of the property accessed from Mill Lane providing parking for several vehicles.

The property is completed with flooring and decoration throughout, with a range of integrated Siemens kitchen appliances, contemporary bathroom sanitary wear and the latest Mitsubishi air source heat pumps with pressurised hot water cylinder, underfloor heating to the ground floor and radiators to the first floor. Fitted modern high-quality German kitchens are finished with sandstone/quartz worktops with matching up stands. Each property benefits from fibre broadband connection, EV charging and three phase electricity supply.

## SPECIFICATION

### Windows & Doors

- White uPVC double glazed windows with side hung casements
- Composite front door with window to side

- Cottage style oak internal doors with traditional satin chrome ironmongery

### Flooring

- Kahrs composite plank floor tiles to ground floor
- Carpeting on stairs, landing and in bedrooms.
- Kahrs composite floor tiles in bathroom/ensuite

### Walls

- Walls tiled around shower to full height and to shelf height on walls with sanitaryware

### Heating & Plumbing

- Mitsubishi air source heat pump with pressurised cylinder
- Underfloor heating to all ground floor rooms with radiators to first floor

### Kitchen

- Modern high quality German kitchen with Silestone quartz worktop
- Siemens electrical items (oven, oven & microwave, dishwasher, fridge, freezer, induction hob)
- Built-in extraction unit
- Undercupboard LED lighting

### Bathroom/Ensuite

- Duravit sanitaryware and vanity units
- Geberit hidden toilet cisterns with flush plate
- Hans Grohe taps and shower fittings
- Illuminated mirrors

### Electrics

- Three-phase electrical supply
- BT ultra-fast 1Gb fibre connection
- Heatmiser controls on ground floor
- CAT6 data wiring and TV points
- 7.2kW EV charging point

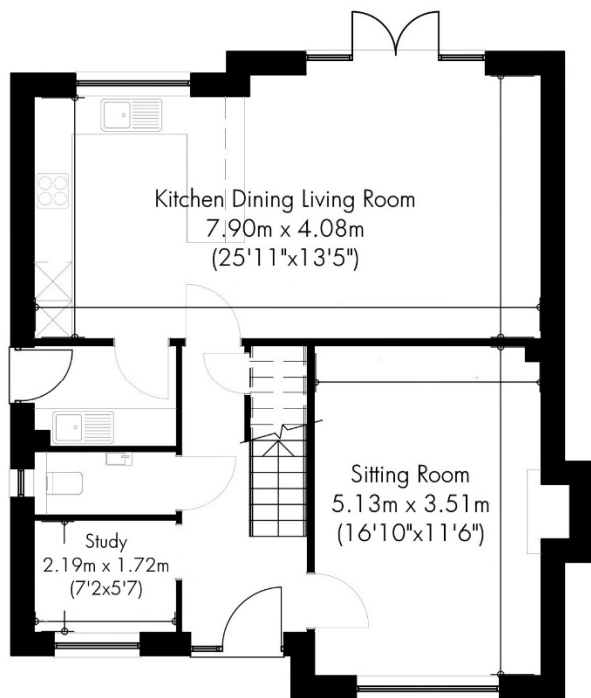
### Outside

- Lawned garden
- Patio area with paving
- Patio & passageway lighting
- Double external socket
- Outdoor water supply

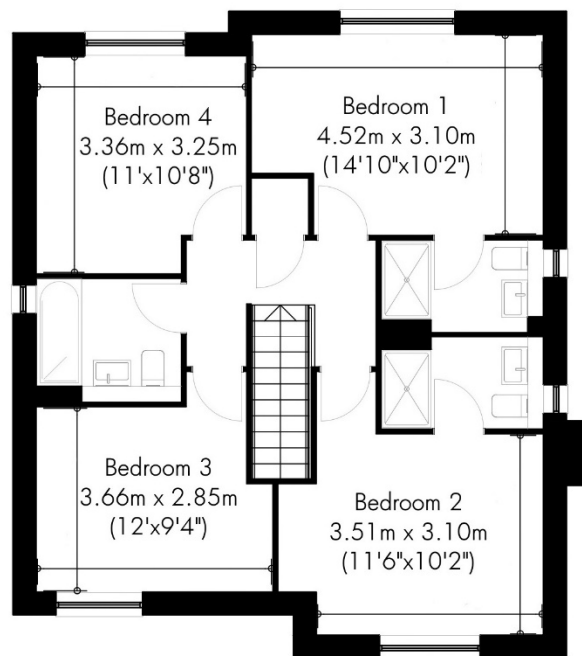
### Warranty

- Ten Year ABC+ Warranty





GROUND FLOOR PLAN



FIRST FLOOR PLAN

**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**

**Viewing Arrangements**

All enquiries and viewings to be arranged through Colebrook Seccombes Ltd.  
Tel: 01926 640 498 Email: sales@colebrookseccombes.co.uk

**Tenure**

Freehold with Vacant Possession.

**Services**

Mains water, drainage and electricity are connected. Air Source heat pump central heating. Ofcom Broadband availability: *Ultrafast with BT fibre connected to each property* Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone.*

**Council Tax**

Payable to Stratford District Council. To be assessed.

**Energy Performance Certificates**

Band B

**Fixtures and Fittings**

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

**Directions**

**Postcode** CV35 0LA

From the village centre, proceed along Banbury Street passing the village shops and at the corner, take the turning on the left into Mill Lane. Proceed up the lane taking the next left where the development will be found on the left-hand side.

What3Words:

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Kineton CV35 0JS  
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