



**PINFOLD COTTAGE
BANBURY STREET
KINETON
WARWICKSHIRE
CV35 0JS**

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

**A CHARMING CHARACTER GRADE II LISTED
TWO-BEDROOM COTTAGE IN THE HEART
OF THE VILLAGE, WITH COURTYARD**

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Courtyard Garden
- EPC Band E

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

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, public house, 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.

Pinfold Cottage is understood to date back to the mid/late 18th century (Historic England entry), constructed of stone under a thatched roof and presented to an excellent level. Recent works include replacement ridge and porch thatch, landscaped courtyard garden and replacement flooring in the living room. The property offers an opportunity to purchase a charming character cottage in the heart of the village with balanced accommodation.

THE GROUND FLOOR

Living Room double aspect to front and rear of the property including part-observed glazed door to street, exposed beams, under stairs cupboard and feature stone fireplace with flagstone hearth (currently sealed). **Kitchen** fitted with an L-shaped worktop to two walls, inset stainless steel single 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 and freezer, tiled floor, part-glazed door and window to rear courtyard garden.

THE FIRST FLOOR

Landing window to rear, exposed beams and wood floor. **Bedroom One** double aspect to front and rear, exposed beams, wood floor and range of built-in bedroom furniture. **Bedroom Two** outlook to the front of the property, exposed woodwork and beams, wood floor and range of built-in bedroom furniture. **Bathroom** double aspect to rear of the property and fitted with four-piece bathroom suite comprising; panelled bath, enclosed shower cubicle, close coupled WC and pedestal wash basin. Exposed stone and brickwork to walls, towel radiator and extractor fan.

OUTSIDE

To the rear of the property, an enclosed courtyard is laid to paving with outside light and oil-fired boiler. Pedestrian access from the garden across the neighbouring cottage and allows access to a passageway returning to Banbury Street.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. It is understood there is a right of access across the neighbouring property to the garden.

Services

Mains water, drainage, gas and electricity are connected. Oil-fired 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: 49 Potential: 72 Band: E

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 0JS

From the village centre, proceed along Banbury Street where the property will be found opposite the Co-op general stores.

What3Words:

///hotspots.frocks.glorified

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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