



COMBROOK

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SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**CROFT COTTAGE
COMBROOK
WARWICKSHIRE
CV35 9HP**

2 miles from Kineton, 3 miles to Wellesbourne,
10 miles to Warwick and Leamington Spa, 9
miles to Stratford-upon-Avon 6 miles to Junction
12 of the M40 motorway at Gaydon

**LOCATED AT THE END OF A QUIET
NO THROUGH ROAD A CHARMING
TWO-BEDROOM GRADE II LISTED
COTTAGE WITH SEPARATE GARAGE
AND WORKSHOP/STUDIO**

- Entrance Portico
- Sitting Room
- Kitchen/Dining Room
- Utility Space
- Two Bedrooms
- Bathroom
- Gardens
- Workshop/Office
- Garage
- EPC Rating F

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



Combrook (often spelled Combroke) lies quietly in the rolling countryside of south Warwickshire. Small and secluded, it consists of little more than a single winding street and around sixty or so houses, giving it an intimate, close-knit character, with an active community of residents, that has changed very little over time.

Set in a shallow valley beside a brook—an origin reflected in its name—Combrook is surrounded on all sides by gentle hills and farmland. This natural enclosure means the village remains almost hidden until you are upon it, lending it a sense of stillness and privacy that visitors often remark upon.

Historically, Combrook developed as an estate village linked to nearby Compton Verney. For centuries it was effectively a “closed” community, with most of its cottages owned by the estate and occupied by workers and their families. This past has left a strong visual unity: many of the houses share a similar Victorian estate style, with stone walls, gabled roofs, and traces of older thatching, creating a harmonious and carefully composed appearance

Croft Cottage is understood to date back to the mid-18th century and forms one of an attractive terrace of stone built Grade II Listed cottages towards the end of a quiet no through lane. The Property has undergone considerable improvement and enhancement during the current ownership with works including: rewiring of the property, replacement thatched roof, renovation of the single storey section to the rear of the property, a new Kitchen/Dining Room, Utility and Bathroom, renovation of the Sitting Room, and landscaping of the attractive cottage gardens to the front and rear of the property. Opposite the front elevation, a single garage leads to a useful workshop/office with light and power, plus additional garden reaching up the hillside behind.

GROUND FLOOR

Sitting Room with stable door and window to front, engineered wood floor, under stairs storage, exposed beam and feature inglenook fireplace with flagstone hearth and Bressumer beam over. **Kitchen/Dining Room** with outlook and glazed double doors to rear garden, engineered wood floor with electric underfloor heating. A charming part-vaulted room fitted with a range of matching kitchen units, solid wood

worktops with inset 1½ bowl single drainer sink and mixer tap. Range of drawers and cupboards under, integrated dishwasher, electric range cooker with matching extractor hood over, integrated fridge and separate freezer. **Utility** with full height built-in cupboards, space and plumbing for washing machine and tumble dryer over. **Bathroom** fitted with panelled bath with glazed shower screen and separate shower unit over, pedestal wash hand basin and close coupled WC. Towel radiator, tiled floor, part-tiled walls and outlook to rear garden.

FIRST FLOOR

Landing with window to front and access to loft space.

Bedroom One outlook to the rear of the property, exposed beams and range of built-in wardrobes to one wall.

Bedroom Two outlook to the rear of the property and exposed beam.

OUTSIDE

To the front of the property flowerbeds with mature shrubs and steps leading down to front door with slate Entrance Portico. To the rear of the property a paved terrace runs the full width of the cottage enjoying a south westerly aspect with outside lighting, power and water supply. Steps continue down to a mature sheltered garden laid to lawn with mature shrubs and trees, reaching down to the banks of the village brook. Pedestrian access along the riverbank leads to public footpath. NB - the neighbouring property has a right way across the bottom of the garden.

Garage with double doors to front and personal door side. Electric light and power supply. Connecting door to **Workshop/Office** fitted with benches to two walls with storage under, window to rear, electric light and power supply. To the side, a shared pedestrian access leads to concrete steps which rise to an additional area of garden and woodland continuing up the hillside. Garden store and children’s treehouse with slides.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

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

Ofcom Broadband availability: *Superfast*.

Ofcom outdoor Mobile coverage poor to good depending on network: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 37 Potential: 72 Band: F

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

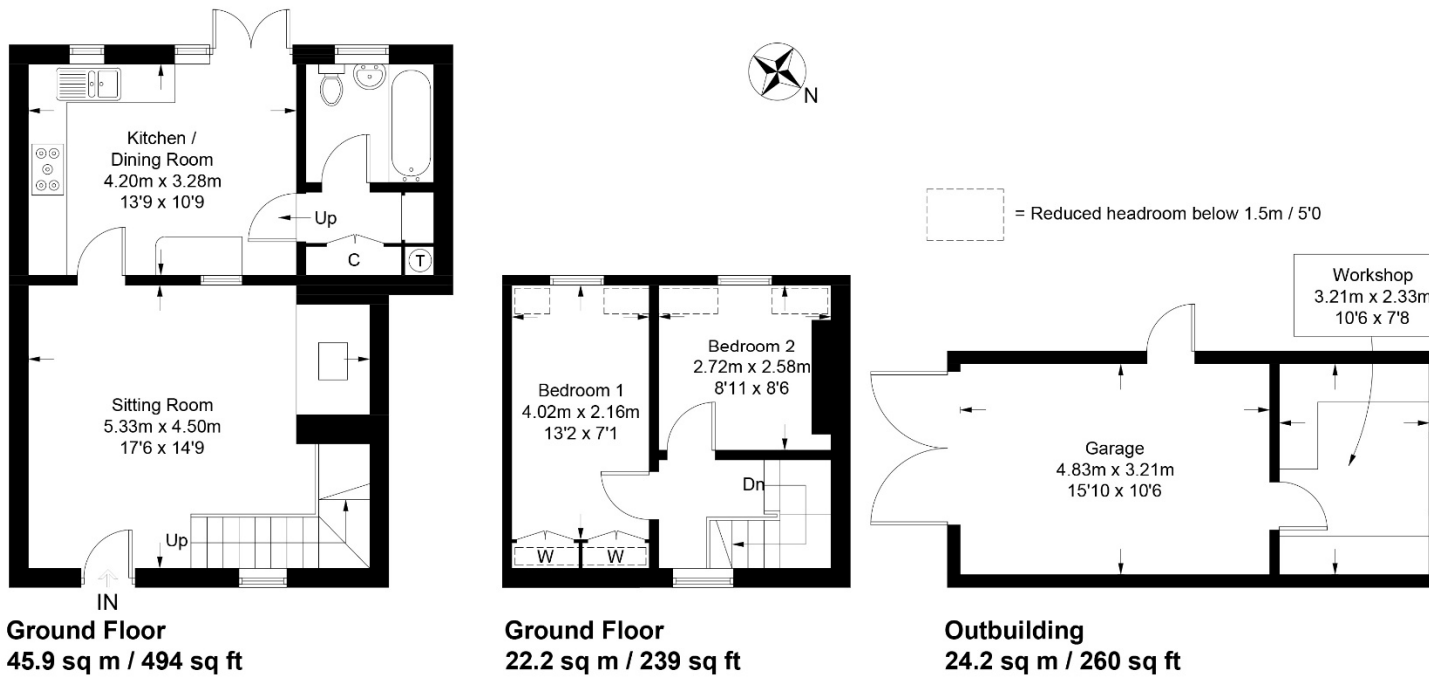
CV35 9HP

From the B4455 Fosse Way, proceed down into the village and follow the lane up the other side. Upon reaching the village church, take the lane to the left of the church and proceed to the end where the property will be identified by our For Sale board.

What3Words:

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CS2328/05.05.2026



Approximate Gross Internal Area = 68.1 sq m / 733 sq ft
Outbuilding = 24.2 sq m / 260 sq ft
Total = 92.3 sq m / 993 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1297117)

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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