



**Connells**

Gardiner Road  
Kineton Warwick





### Property Description

Connells are pleased to present this immaculately presented detached, four bedroom family home located in the sought-after village of Kineton.

This beautifully presented property offers generous living accommodation throughout comprising entrance hall, cloakroom, lounge, study, open plan kitchen/dining room and utility room. On the first floor there are four double bedrooms with two en suites and a family bathroom.

Outside there is a driveway to the side of the property offering off-road parking for several vehicles and a generous sized rear garden with timber built log cabin.

CONTACT US NOW TO ARRANGE APPOINTMENT TO VIEW!!

### Introduction

The well established and lively village of Kineton is situated on the M40 corridor conveniently located for junction 12 at Gaydon, some four miles from the well established village of Wellesbourne, which lies five miles to the east of historic Stratford upon Avon and some six miles to the south of the County Town of Warwick. Main line stations can be found in Banbury, Warwick Parkway and Leamington Spa.

The village offers a good range of amenities including Junior and Senior schools and play group, Post Office and a good variety of local specialist shops including Hairdressers, Florist/garden shop, Coffee shop and a small Supermarket; in addition there are two Inns, Doctors Surgeries, Bakery, Vet, Churches, a Village Hall and a thriving Sports and Social Club.

### Entrance Hall

Having a UPVC door leading into spacious hallway with radiator, stairs rising to first floor and doors leading to all downstairs rooms;

### Cloakroom

Having low level WC, wash hand basin, radiator and extractor fan.

### Snug/Study

Versatile room currently used as a snug, having radiator and double glazed window to front elevation:

### Lounge

15' 3" x 13' 4" ( 4.65m x 4.06m )

Spacious room having radiator, French doors to the rear elevation leading to the garden and door to:

### Open Plan Kitchen/Dining Room

26' 9" MAX x 20' 3" MAX ( 8.15m MAX x 6.17m MAX )

A spacious and beautifully finished modern fitted kitchen with wall and base mounted units and complementarity granite work surfaces over, eye-level wall-mounted integrated oven, inset one and a half bowl sink unit with mixer tap over, space for integrated dishwasher, under counter lighting, having a kitchen island with an electric hob with extractor over, inset ceiling downlighters and ample space for dining area to one side with French doors to the rear elevation into garden. Having a snug area with radiator and double glazed window to front elevation and an opening through to:

### Utility Room

5' 2" x 7' 1" ( 1.57m x 2.16m )

Having base mounted unit with

complementary work surface over, inset sink with mixer tap over, space and plumbing for washing machine and tumble dryer, radiator, cupboard housing wall mounted boiler and door to the side elevation leading to driveway:

## First Floor

### Landing

Having carpeted staircase leading to first floor with access to loft, storage cupboard housing hot water cylinder, radiator and doors leading to all bedrooms and bathroom;

### Bedroom One

14' 4" MAX x 16' 9" MAX ( 4.37m MAX x 5.11m MAX )

Having built in wardrobes with sliding doors, radiator double glazed window to the front elevation and door through to:

### En Suite

Having a low level WC, wash hand basin, double shower enclosure, extractor fan, shaver point, inset ceiling downlighters, heated ladder towel rail and partially tiled with obscure double glazed window to the front elevation.

### Bedroom Two

10' 3" x 10' 3" ( 3.12m x 3.12m )

Having built in wardrobes with sliding doors, radiator, double glazed window to the rear elevation and door through to:

### En Suite

Having a low level WC, wash hand basin, shower enclosure, extractor fan, inset ceiling downlighters, radiator and partially tiled with obscure double glazed window to the rear elevation.

### Bedroom Three

13' 6" MAX x 12' MAX ( 4.11m MAX x 3.66m MAX )

Having radiator and double glazed window to front elevation.

## Bedroom Four

9' 7" x 10' 1" ( 2.92m x 3.07m )

Having radiator and double glazed window to the rear elevation.

## Bathroom

Modern and stylish family bathroom having white suite comprising low level WC, wash hand basin, bath with shower over, inset ceiling downlighters, extractor fan, heated towel rail, shaver point and obscure double glazed windows to the rear elevations;

## Outside

### Front

Having graveled foregarden, driveway and garage to the side of the property with access to the rear garden;

### Garage

having up and over door, power and light.

### Rear Garden

Low maintenance garden having paved patio area and raised timber decking ideal for outside entertaining, lawned space, timber built log cabin with electric and heating, personnel door into storage area at rear of garage, gate to give access to parking area and timber fences to the boundaries

## Council Tax

Local Authority: Stratford District Council

## Viewings

Strictly by prior appointment via the selling agent.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Bridge Street  
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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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Property Ref: WBE103879 - 0009