



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**25 PARK PIECE
KINETON
WARWICKSHIRE
CV35 0DP**

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 WELL-PRESENTED SEMI-DETACHED
MID-20TH CENTURY HOUSE WITH
SOUTH FACING REAR GARDEN AND
WITHIN WALKING DISTANCE OF THE
LOCAL FACILITIES**

- Entrance Hall
- Guest WC
- Living Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- South facing Gardens
- Driveway
- EPC Rating D

**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, pharmacy and opticians. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, public house, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals and second home owners, drawn to the village with its facilities, café's, and restaurants. 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.

25 Park Piece is located at the end of a quiet, no-through road with a nearby public footpath providing access to the village centre. Understood to have originally been constructed in the late 1950s, the property comprises a semi-detached ex-local authority home which is presented to a high standard. Recent enhancements include a replacement central heating boiler, redecoration and replacement flooring. The property offers balanced two-storey accommodation with a private driveway to the front and an enclosed south facing landscaped garden to the rear.

GROUND FLOOR

Entrance Hall with staircase rising to first floor and walk-in cloaks cupboard with light and power supply. **Guest WC** fitted with close coupled WC, corner wash basin, extractor fan and obscured glazed window. **Living Room** a large, bright, spacious room with southerly aspect, glazed double doors opening to rear garden and ornamental fireplace with range of built-in drawers and shelves to side. **Conservatory** with glazed windows to three sides and double doors to garden, electric light and power supply. **Kitchen** outlook to the front of the property and fitted with a range of matching units under granite effect worktops. Space and plumbing for washing machine, inset 1½ bowl single drainer sink with mixer tap, integrated dishwasher, range cooker with matching stainless steel hood over, space for an American style fridge freezer, pull out larder cupboard and tiled floor. **Pantry** fitted

with shelving, obscured glazed window, light and power supply. **Rear lobby** with obscured glazed windows, door to garden and floor standing oil-fired boiler.

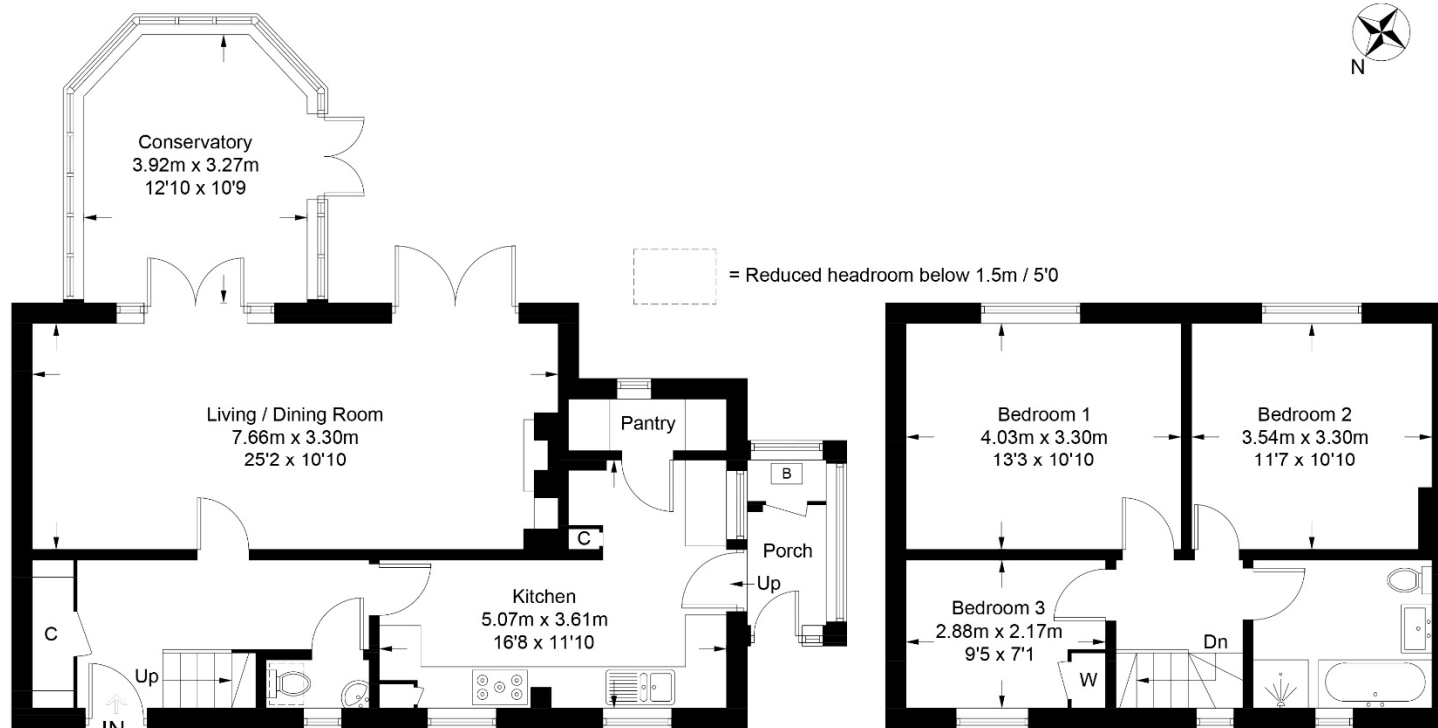
FIRST FLOOR

Landing with obscured glazed window to front and access to loft space. **Bedroom One** outlook to the rear of the property. **Bedroom Two** outlook to the rear of the property. **Bedroom Three** outlook to the front of the property and built-in wardrobe cupboard. **Bathroom** fitted with double-ended panel bath with central mixer tap, pedestal wash hand basin, close coupled WC, enclosed shower cubicle with glazed door, obscured glazed window, exposed wood floorboards, towel radiator and extractor fan.

OUTSIDE

To the front of the property, a gravel driveway provides private parking with lawn to side and bordered by timber fencing. Outside light. Pedestrian access to the side of the property leads to an enclosed rear garden with paved patio adjoining the rear of the property, stepping down to a landscaped garden laid primarily to lawn with ornamental trees, flower bed, vegetable garden, and pond. Timber built garden shed. Outside water supply.





Ground Floor
70.9 sq m / 763 sq ft

First Floor
42.8 sq m / 461 sq ft

Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1343706)

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

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Oil-fired central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage good: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band C

Energy Performance Certificate

Current: 64 Potential: 68 Band: D

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 ONT

From the village centre, proceed along Warwick Road, passing the pharmacy. Proceed for a short distance and take the turning on the left into Park Piece. Follow the street to the end where the property will be found on the right hand side.

What3Words:

///bachelor.cherish.tint

CS-2349/26.10.2026

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