



The Old Stores Court Banbury Street, Kington

Offers Over **£340,000**



The Old Stores Court Banbury Street

Kineton, Warwick

Situated in the heart of Kineton Village, this deceptively spacious four-bedroom, semi-detached home enjoys an enviable position with a wide range of amenities just a short walk from the doorstep, including a selection of shops, cafes, pubs, a post office, doctors' surgery, pharmacy and highly regarded primary and secondary schools. Offering over 1,500 square feet of flexible accommodation arranged over three floors, the property benefits from a private courtyard seating area and valuable off-street parking for two vehicles.

The ground floor comprises a spacious welcoming entrance hall which features understairs storage and a downstairs W/C. The hall leads through to a substantial dual-aspect double bedroom, useful study/bedroom, which is currently being used a bedroom. A separate utility room finishes the ground floor accommodation.

To the first floor is a generous dual-aspect sitting room, which is flooded with natural light and features an attractive fireplace, creating a comfortable and inviting living environment. The separate dining room provides ample space for entertaining and family meals, whilst the fitted kitchen is well equipped with a range of storage units and extensive worktop space.





2 The Old Stores Court Banbury Street

Kineton, Warwick

Spacious three-bedroom home in central Kineton Village with flexible three-floor layout, private courtyard, off-street parking, and easy access to local shops, schools, and amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

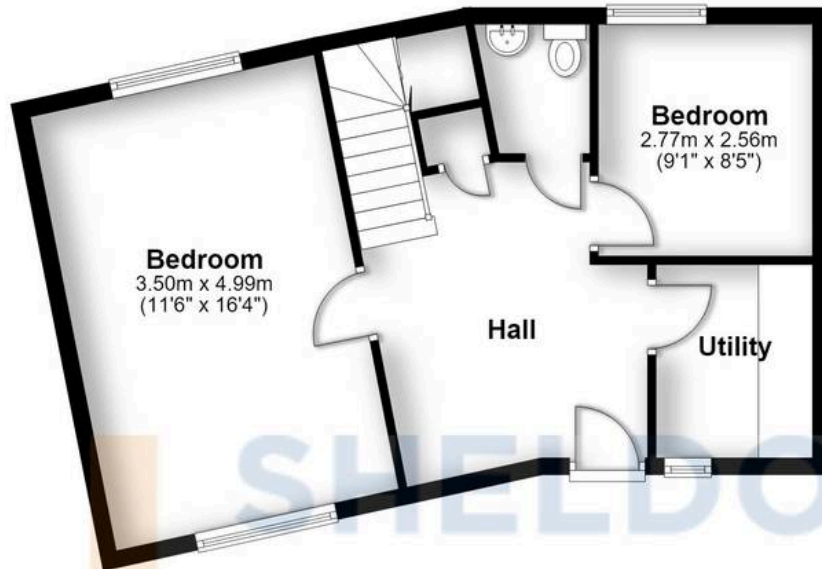
EPC Environmental Impact Rating:

- Located in the Centre of Kineton Village
- Off-Street Parking
- Courtyard Garden
- Over 1,500 Square Feet
- Three Double Bedrooms
- Separate W/C & Utility Room
- Highly Versatile Accommodation over Three Floors
- En-Suite & Family Bathroom
- Local Amenities within Walking Distance
- Spacious Dual-Aspect Sitting Room



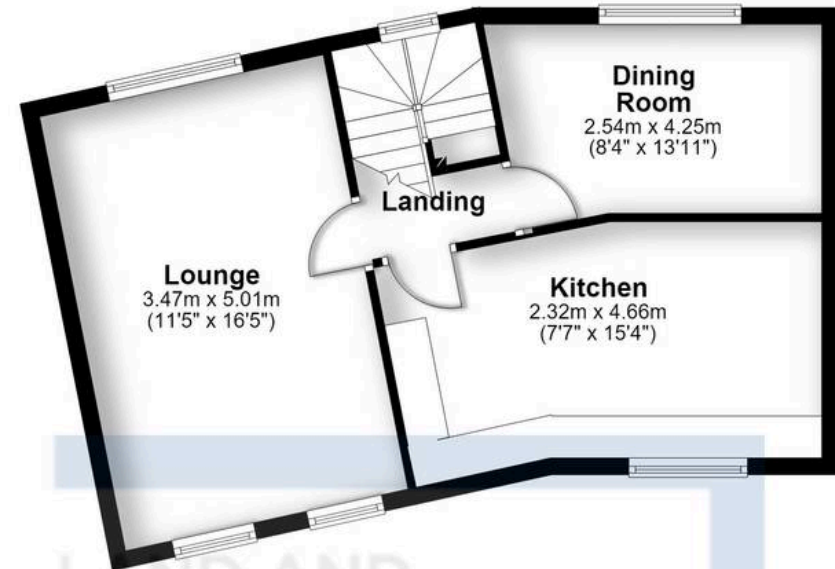
Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



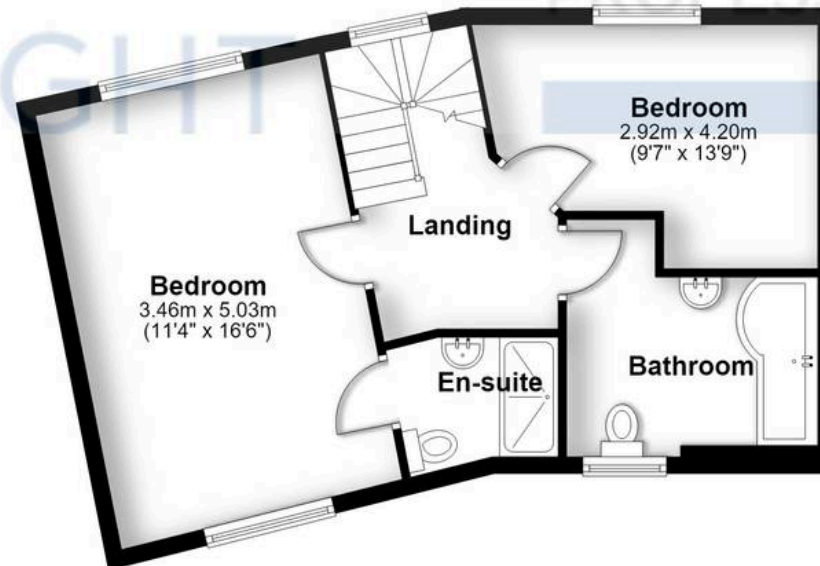
First Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Second Floor

Approx. 46.5 sq. metres (500.0 sq. feet)



Total area: approx. 140.2 sq. metres (1509.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kineton

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.