



Red Lion Court, Bridge Street, Kington

Guide Price **£382,000**

Red Lion Court, Bridge Street

Kineton

This handsome Grade II Listed village house has charming and original character and offers a communal rear courtyard garden, along with a double carport. It is centrally located, making it easily accessible to all the village shops, cafes, and pubs.

Originally a public house dating back to the mid-17th century, the building was converted in 1994 into five houses, forming the Red Lion Court. Upon entering, you are welcomed by an inner porch that leads to a spacious hallway. The lounge features a lovely inglenook fireplace, parquet flooring, exposed beams, and a large bay window at the front. The kitchen-dining room at the rear of the house has quarry tiles, units to one end, and ample dining space.

On the first floor, you will find two generous double bedrooms, one of which includes an en-suite bathroom with a shower over the bath. There is also a separate shower room accessed from the landing. Further stairs lead to a large loft room that can be utilised as a third bedroom with a separate dressing room or office space. Additionally, there is a substantial storage area at the end of the second room.





Outside, a door opens to the rear communal courtyard garden, where you can add your own table, chairs, and plant pots to personalise your space. This area leads to the parking through a gate, accessible by car via Warwick Road, which includes a double carport.

This property is ideal for anyone seeking a characterful, secure, low-maintenance lock-up-and-leave option in the heart of a vibrant community town with all day-to-day amenities at your doorstep. The property is being offered to the market with no onward chain, and the vendors would be happy to sell with most of the furniture in situ.

Council Tax band: E

Tenure: Freehold

Kineton is a well regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and Junior Schools, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdressers and Barbers Shop as well as an Optician, Vets, Butcher, Florist, Post Office, Co-op Supermarket, Chemist with Pharmacy and a Home Furnishing Shop. The village also benefits from an award winning Chip Shop, Indian Restaurant, Garage themed Cafe and an Artisan Bakery. There are two Public Houses, one of which has a Tapas Bar, a Sports & Social Club and a Village Hall. There is a friendly community spirit within the village with a varied calendar of social events taking place.

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 and it must not be inferred that any item is included for sale with the property.

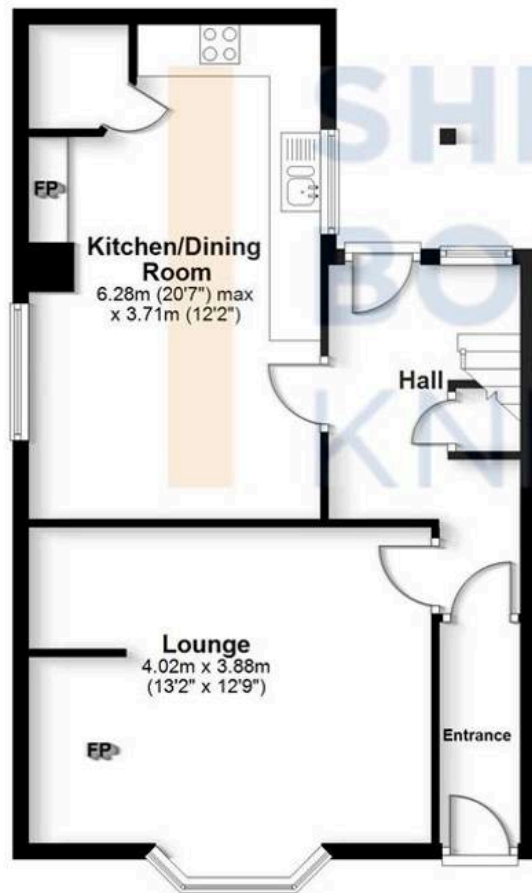
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



Ground Floor

Approx. 81.5 sq. metres (877.1 sq. feet)

**Double
carport**
5.00m x 4.80m
(16'5" x 15'9")



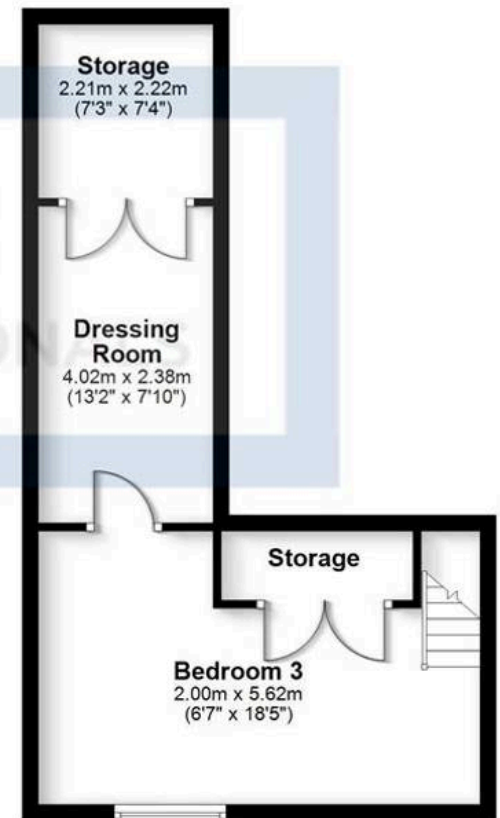
First Floor

Approx. 54.9 sq. metres (591.4 sq. feet)



Second Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 170.9 sq. metres (1839.2 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.



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