



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**ANVIL HOUSE
SOUTHAM STREET
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 RECENTLY UPDATED AND
IMPROVED FOUR BEDROOM
DETACHED HOUSE WITH PARKING,
GARAGE & COURTYARD GARDEN**

- Entrance Hall
- Guest WC
- Dining Room
- Sitting Room
- Kitchen Breakfast Room
- Four Bedrooms
- Bathroom
- Courtyard Garden
- Parking Space & Single Garage
- 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.

Anvil House occupies a prominent central village position, overlooking an area of landscape grassland and an attractive row of Grade II Listed cottages. The property comprises a three-storey detached house with a small courtyard garden to the rear. Offered to the market with no onward chain and having undergone substantial improvement and updating works, including replacement central heating system, windows, doors, updated kitchen, redecoration and flooring throughout, the property now offers an ideal opportunity for a substantial well-presented house with attached single garage and off-road parking space in the village centre.

GROUND FLOOR

Entrance Hall with under stairs cupboard. **Guest WC** fitted with close coupled WC, corner wash hand basin, obscured glazed window and electric towel radiator. **Sitting Room** outlook to the front of the property with opening leading to **Dining Room** with sliding patio doors to rear garden. **Kitchen Breakfast Room** fitted with worktops to three walls, inset stainless steel single bowl single drainer sink with mixer tap, inset electric hob with electric oven under and extractor hood over, space and plumbing for washing machine, range of drawers and cupboards plus matching wall cupboards over. Window and part-glazed door to rear garden, part-glazed door to driveway, boiler cupboard with electric light and floor standing oil fired combination boiler.

FIRST FLOOR

Landing obscured glazed window to side and linen cupboard. **Bedroom One** outlook to the rear of the property. **Bedroom Two** outlook to the front of the property and under stairs cupboard. **Bedroom Three** outlook to the rear of the property. **Bathroom** fitted with close coupled WC, pedestal wash hand basin, bath with separate electric shower over and glazed shower screen and obscured glazed windows to two sides.

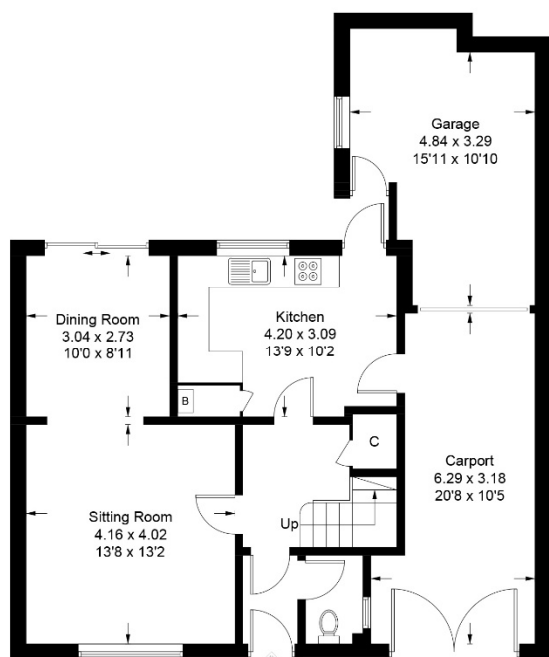
SECOND FLOOR

Bedroom Four with windows to the front of the property, eaves storage space, walk-in wardrobe and dressing area with light and power supply.

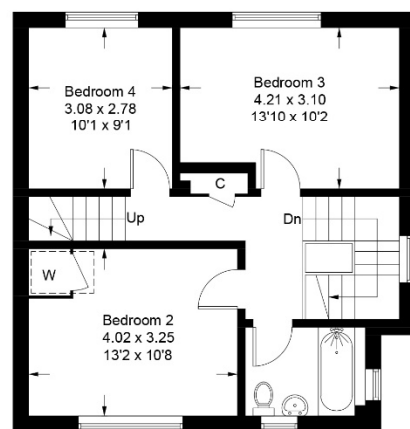
OUTSIDE

Access from the street with outside light. Timber double gates open to private parking space. **Single Garage** with up-and-over door, electric light and power supply, obscured glazed window and part-glazed door opening to rear garden. An enclosed courtyard garden leads to paving with small flower bed, outside water supply and enjoying a westerly aspect.

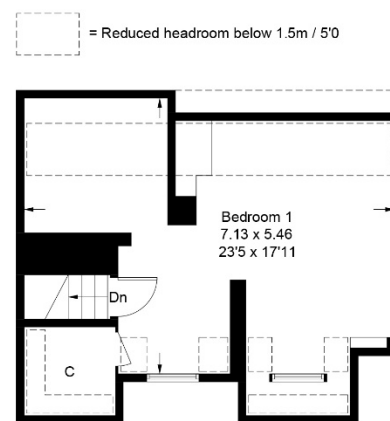




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft

Carport / Garage = 33.7 sq m / 363 sq ft

Total = 175.9 sq m / 1894 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308639)

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 - variable: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 59 Potential: 69 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 0LL

From the village centre and our office, proceed along Southam Street where the property will be found on the Left-hand side before the village bakery.

What3Words:

///elevate.situated.culling

CS-2336/13.07.2026

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