



## TO LET UNFURNISHED

TWO-BEDROOM FIRST FLOOR LOFT-STYLE  
APARTMENT WITH VIEWS OVER SURROUNDING  
COUNTRYSIDE

HOLDING DEPOSIT:       £253.84  
RENT:                     £1100 pcm  
DEPOSIT:                 £1269.23

NO TENANT APPLICATION FEES

- Entrance Hall
- Living Room
- Kitchen
- Utility
- Study
- Two Bedrooms
- No Private Garden
- EPC Band D

KINETON  
£1100 PCM

## THE PADDOCKS WINDMILL HILL FARM KINETON CV35 0JF

11 miles from Stratford upon Avon, Banbury, Warwick & Leamington Spa. 3.5 miles from M40 J12 at Gaydon

### TWO BEDROOM FIRST FLOOR LOFT-STYLE APARTMENT WITH VIEWS OVER SURROUNDING COUNTRYSIDE

Viewing strictly by appointment

Tel: 01926 640 498  
lettings@colebrookseccombes.co.uk



**Kineton** is a well served popular village situated with a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, bakery, public house, post office and two general stores, sports clubs, primary and secondary schools.

Located in a delightful rural location, this apartment forms part of THE PADDOCKS on Windmill Hill Farm on the outskirts of the village with views over the surrounding countryside. The main living area is situated on the first floor with a useful utility room located off the ground floor entrance hall. There is parking for one car but no private garden.

#### THE GROUND FLOOR

**Entrance Hall** 3.05m x 1.85m (10'x 6') Coat hooks and ceramic tile flooring, stairs to first floor and internal glazed door to **Utility Room** 3.65m x 2.06m (12' x 6'9") Stainless steel sink with double drainer and cupboards under, plumbing for washing machine and ceramic tile flooring.

#### THE FIRST FLOOR

**Landing. Living Room** 4.24m x 3.92m max. (13'10" x 12'10") Triple aspect with views over the surrounding countryside. **Kitchen** 2.43m x 1.99m (7'11"x 6'6") Range of fitted kitchen units with one and a half bowl sink with mixer tap, work surfaces, electric oven, hob and integrated fridge. **Bedroom One** 3.98m x 4.45m (13'x 14'7") Double aspect, walk-in wardrobes and rural views. **Bedroom Two** 2.87m x 2.30m (9'4"x 7'6") outlook to the front of the property. **Study** 2.61m x 2.14m (8'6" x 7'0") outlook to rear. **Bathroom** fitted with a white suite comprising panelled bath with mixer tap and shower over, close coupled WC, wash hand basin. Towel radiator and window to rear.

#### OUTSIDE

Parking for one car, bin storage area. The property has no garden.

#### GENERAL INFORMATION

Directions: CV35 0JF  
From Kineton village centre, proceed along the Warwick Road and continue up Pittern Hill where the entrance to Windmill Hill Farm will be found on the right hand side.

What3 Words ///demotion.full.blunt  
Services

Mains water, drainage and electricity are connected to the property.  
Ofcom Broadband availability: Superfast. Ofcom Outdoor Mobile coverage good outdoor: 3, EE, O2 & Vodafone.

Private off street parking.

Council Tax

Payable to Stratford District Council. Listed in Band D

Energy Performance Certificate

Current: 55 Potential: 56 Band: D

Tenancy

The property is available to let at a rent of £1100 per calendar month exclusive of council tax, water rates, electricity, telephone, internet charges.

**Deposit**

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign a Tenancy Agreement.

**Material information:**

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

#### 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, measurements or distances we have referred to are given as a guide only and are not precise.

CS2222/08.03.2026