



# The Cottage

Kineton Grange Farm | Kineton | Warwickshire

**BROWN & CO**

# The Cottage

## Kineton Grange Farm, Kineton, Warwickshire, CV35 0EE

### LOCATION

The cottage is situated on a working farm on the outskirts of Kineton, Warwickshire. It is approximately 4.54 miles to the south east of Wellesbourne, 8.85 miles to the west of Stratford-Upon-Avon and 9.71 miles to the north west of Banbury.

There are useful transport links being only 2.74 miles away from J12 of the M40, providing access to Banbury, Oxford and Birmingham. The nearest railway stations include Warwick Parkway (14 miles) and Leamington Spa (12 miles).

There are a range of local services with shops, cafes and pubs in Kineton, as well as the popular British Motor Museum and Jaguar Land Rover Gaydon nearby. Furthermore, there are good local schools including Kineton primary and secondary schools and King's High or Warwick school.

### DESCRIPTION

A 3/4 bedroom detached property in a rural location with off road parking and a double garage. The property comprises the following accommodation.

### ACCOMMODATION:

From the front door, a hallway with part tile, part wooden floor leads to the sitting room, kitchen, downstairs WC, dining room and office.

**KITCHEN** - Recently refurbished kitchen with tiled floor, electric oven, hob and microwave. All units are newly fitted including the built in fridge freezer. The kitchen provides access to a pantry and leads to a second hallway where access to the studio, garage and plumbing for white goods can be found. There is an additional external access to the rear garden from the hallway.

**DINING ROOM** - Leading from the front hallway, the dining room comprises wooden floors and windows to the rear and side elevations.

**SITTING ROOM** - The sitting room has carpet flooring, a new marble hearth with open fire place, window to front elevation and French doors to side elevation, providing access to the rear garden.

**WC** - Tile floors with WC and wash hand basin.

**OFFICE** - Parquet flooring with window to front elevation.

**BEDROOM 1** - A large double bedroom with built in wardrobe and carpet floor.

**BEDROOM 2** - A double bedroom with carpet floor and cupboards.

**BEDROOM 3** - A single bedroom with carpet floor and dormer window to front elevation.

**BATHROOM 1** - A newly fitted family bathroom with tile floor, bath, shower, WC and wash hand basin.

**BATHROOM 2** - An en suite bathroom newly fitted with tile floor, large shower, corner bath, WC and wash hand basin.

**STUDIO** - Above the double garage this flexible space could be used for entertaining or further accommodation, including a sink and fitted cupboards, bathroom and access to the balcony overlooking the front of the property.

### OUTSIDE

Front, side and rear gardens. The property benefits from a large greenhouse and an integral double garage with roller shutter doors. The rear garden can be accessed from either side of the property and bordered by part fencing and part mature hedgerows. A patio path wraps around the rear and side of the property for secure on foot access.

### VIEWING

Viewings are strictly by appointment with Brown & Co.  
Daisy Miller | 01295 220207 | daisy.miller@brown-co.com  
Sammy Borland | 01295 220209 | samantha.borland@brown-co.com

### ACCESS

There is a shared Right of Way over the area shaded brown on the attached plan (not to be obstructed).

### COUNCIL TAX

The Cottage is in Council Tax band E.

### SERVICES

The property benefits from mains water and electricity, private septic tank and air source heat pump.

### ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, tenants will be required to provide proof of identity and address to the letting agent once and offer has been submitted and accepted (Subject to Contract) prior to solicitors being instructed.

### ENERGY PERFORMANCE CERTIFICATE

The Cottage has an EPC rating of D.

### LOCAL AUTHORITY

Stratford -on-Avon District Council - 01789 267575  
Warwickshire County Council - 01926 410410

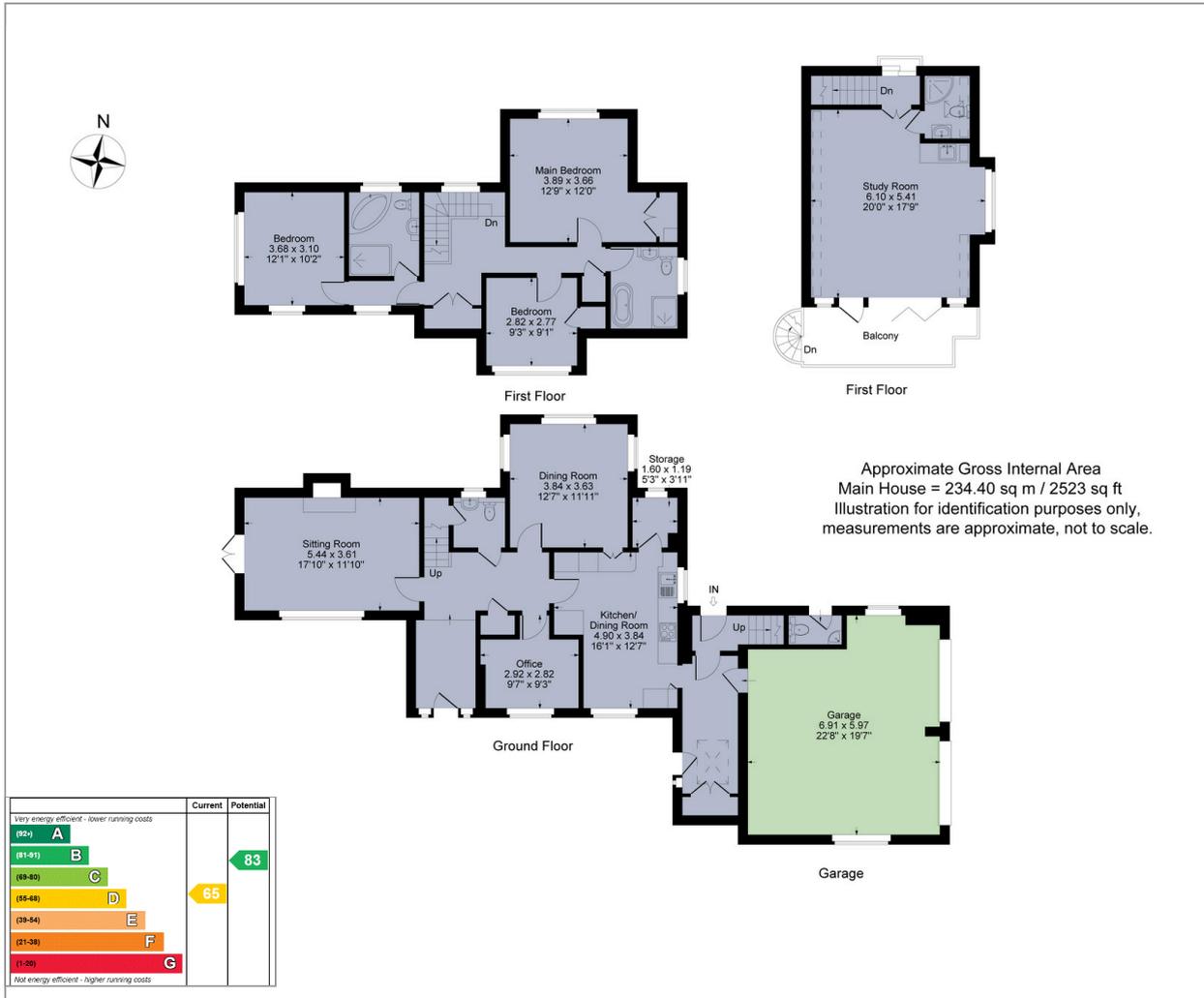
### PLANS, AREA & SCHEDULES

Plans included within these particulars are for identification purposes only and shall not form part of any contract of agreements for sale.

### TENANT PROTECTION

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758 which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.





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