



2 WESTMEADS COTTAGES, BUTLERS MARSTON

SECCOMBES

ESTATE AGENTS

**2 WESTMEADS COTTAGES
BUTLERS MARSTON
WARWICK
CV35 0NG**

Situated about 1 mile from Kineton, 10 miles from Stratford Upon Avon, 12 miles from Warwick and Leamington Spa, 5 miles from Gaydon (Junction 12 of the M40) and 12 miles from Banbury (mainline station to London Marylebone in under an hour).

A WELL-LOCATED SEMI DETACHED TWO DOUBLE BEDROOM PERIOD STONE COTTAGE OVERLOOKING THE VILLAGE GREEN WITH USEFUL STORE SHED AND ENCLOSED GARDEN.

Entrance Hall, Dining Room, Living Room, Galley Kitchen, Utility/Cloakroom, Two Double Bedrooms, Shower Room, Upvc Double Glazing, Oil-Fired Heating, Useful Timber Garden Store / Workshop. Enclosed Garden.

Viewing: Seccombes Estate Agents, Shipston on Stour
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Butlers Marston is an attractive and well-located village situated in the undulating South Warwickshire countryside having a fine parish Church with a Norman façade.

The local centre of Kineton is close by providing a number of independent shops including a post office, general stores, hairdressers and veterinary practice.

In addition, within Kineton there is a parish Church, Roman Catholic Chapel, doctors surgery and The White Swan Inn, together with primary and secondary schools.

The close by larger centres of Stratford Upon Avon, Banbury, Warwick and Leamington Spa offer more comprehensive shopping, recreational and school facilities. Junctions 12 and 15 of the M40

motorway are situated at Gaydon and Warwick respectively with mainline stations at Banbury and Warwick Parkway. There is a service from Banbury to London (Marylebone in just under an hour).

2 Westmeads Cottages is a charming, well-located semi-detached period stone cottage overlooking the attractive village green. The property offers spacious and well-proportioned accommodation having two reception rooms and two double bedrooms together with a shower room.

In addition, there is a useful timber garden store/workshop, beyond which is an enclosed garden.

The cottage, which adjoins the village lane and village green, with the accommodation briefly comprises:



Entrance Hall with stairs to first floor. Door to **Living Room** double aspect and overlooking the village green with open fireplace with wrought iron surround, tiled inset and mantel shelf. Door to

Dining Room with fireplace (sealed) with tiled surround and hearth. Archway to

Galley Kitchen with one and a half bowl glazed china sink with built-in cupboard under, fitted base units with wooden work surface over, built in Neue electric oven with four-ring electric ceramic hob over and extractor hood above, built in Neue dishwasher, built in fridge/freezer, fitted wall units.

Back Hall with Worcester Danesmoor oil-fired boiler for central heating and hot water, shelved **airing cupboard** with insulated water cylinder. **Utility/Cloakroom** with glazed china sink, plumbing for washing machine, w.c.

Stairs rise to the **First Floor Landing**

Bedroom One double aspect and overlooking the village green with wrought iron fireplace and mantel shelf, built-in double wardrobe.

Bedroom Two with views out over the surrounding countryside.

Shower Room with shower cubicle with electric Triton shower unit, w.c., wash hand basin.

Outside to the front and overlooking the village green set behind a painted wrought iron fence is a **Small Garden Area** part lawn surrounded by a flower border.



Paved path leads round to the back door with access down to the village lane, paved patio with oil tank beside. Beyond is a useful **Garden Store/Workshop** with covered area beside. Pathway leads down to the **Enclosed Garden** about 26'0"/7.92m the 23'0"/7.01m ave wide, is principally lawned with aluminium framed **Greenhouse**.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Flying Freehold

It should be noted the adjoining property, Groom's Cottage, has a flying freehold over the back hall of 2 Westmeads Cottages.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band C.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, water and drainage are connected to the property. Worcester Danesmoor oil-fired boiler for central heating and hot water.



Energy Performance Certificate

Current: 58 (D) Potential: 80 (C)

Directions

From Kineton take the B4455 for Butlers Marston and Pillerton Priors. On entering the village of Butlers Marston, proceed down the hill and at the top on the other side, turn right into the village. Continue up the village bearing right at the end down a small lane. 2 Westmeads Cottages is the first property on the left overlooking the village green.

Postcode CV35 0NG

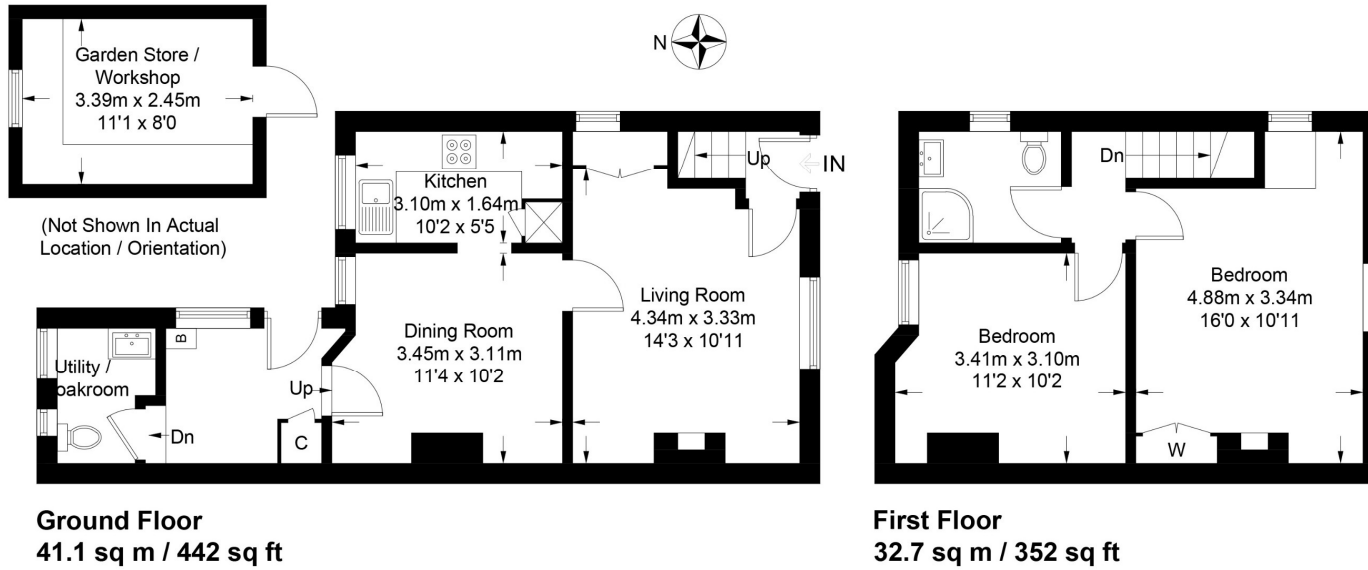
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IMPORTANT NOTICE

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.

MFF/S3291/F005/15.05.2026

FLOOR PLANS



Approximate Gross Internal Area = 73.8 sq m / 794 sq ft
 Outbuilding = 8.3 sq m / 89 sq ft
 Total = 82.1 sq m / 883 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1298295)



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