



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**ROSSMORE
WARWICK ROAD
KINETON
WARWICKSHIRE
CV35 0HN**

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 SUBSTANTIAL DETACHED
VICTORIAN PROPERTY, BEAUTIFULLY
PRESENTED & OFFERING FIVE
BEDROOMS, FOUR RECEPTION
ROOMS, ENCLOSED GARDEN,
PARKING & GARAGES**

- Entrance Hall
- Family Room
- Sitting Room
- Study
- Kitchen Breakfast Room
- Dining Room
- Utility Room
- Guest WC
- Five Bedrooms
- Two Bathrooms
- Walled Garden
- Two Garages
- EPC Rating E

**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 and pharmacy. 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, caf  s and restaurants. 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.

Rossmore enjoys a prominent position close to the village centre and is understood to date back to the late 1800s. Comprising a substantial detached two-story property, the current owners of some 10+ years have undertaken extensive alteration and improvement works. Previously arranged as three separate dwellings The Property has undergone extensive reconfiguration and updating, including replacement central heating system, rewiring, kitchen, bathrooms, redecoration and flooring. The result is a superb spacious family size home with balanced accommodation which includes five bedrooms and four reception rooms, presented with a stylish blend of traditional charm and character with contemporary modern decoration and fittings.

GROUND FLOOR

Entrance Hall with part-glazed front door, flagstone floor, under stairs storage and window to rear. **Sitting Room** outlook to the front, decorative fireplace with marble hearth and range of bookshelves. **Family Room** outlook to the front, parquet flooring, part-panelled walls and decorative fireplace with granite hearth. **Guest WC** obscured glazed window to rear, close coupled WC and pedestal wash hand basin. **Kitchen Breakfast Room** fitted with a range of matching painted units under solid wood worktops, double Belfast sink with mixer tap, range of drawers and cupboards under, integrated dishwasher, space for American style fridge freezer, electric Range cooker with matching extractor hood over and units either side. Tiled floor, window and stable door to garden.

Pantry fitted with a range of shelving, tiled floor, electric light and power supply. **Dining Room** open plan from the Kitchen Breakfast Room with double aspect to the rear garden including glazed double doors. **Utility Room** fitted with a single worktop to one wall, inset stainless steel 1 1/2 bowl single drainer sink with mixer tap. Space and plumbing for washing machine and tumble dryer under. Double aspect including part-glazed door to rear garden. **Study** outlook to rear garden and wood effect flooring.

FIRST FLOOR

Landing outlook to the rear. **Bedroom One** outlook to the front and ornamental fireplace. **Bedroom Two** outlook to the front of the property and range of built-in wardrobes. **Bedroom Three** outlook to the front. **Bathroom** double-ended bath with mixer tap and separate shower over with glazed shower screen, pedestal wash hand basin, low-level WC, extractor fan and outlook to the rear. Connecting door from Bedroom Two leads to second landing with staircase returning to the Dining Room. **Bedroom Four** outlook to the side of the property. **Bedroom Five** outlook to the rear and wood affect flooring. Enclosed shower cubicle. **Bathroom** panelled bath with mixer tap and shower over with glazed shower screen, wash hand basin set to vanity unit with WC to side, towel radiator and window to rear.

OUTSIDE

To the front of the property, a low-level wall with pathway leads to front door, ornamental flower beds either side. To the side of the property, vehicle access leads to driveway and double gates opening to rear garden. Parking for several vehicles and access to two detached **Garages** with up and over doors to each. Outside lighting, water supply and electric car charging point. **Gardeners WC** with close coupled WC and tiled floor. **Boiler Room** wood pellet biomass boiler and heating system. Electric light and power supply. Stone patio and parking area with steps leading up to a raised lawn with ornamental shrubs and trees. Separate raised patio enjoying a southerly aspect.





GENERAL INFORMATION

Tenure
Freehold with Vacant Possession.

Services
Mains water, drainage and electricity are connected.
Biomass pellet fired central heating system.
Ofcom Broadband availability: *Ultrafast*.
Ofcom outdoor Mobile coverage good outdoor: *O2, 3, EE, Vodafone*.

Council Tax
Payable to Stratford District Council, Listed in Band E

Energy Performance Certificate
Current: 44 Potential: 69 Band: E

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 0HN

From the village centre, proceed along Warwick Road, passing the Pharmacy and the property will be found a short distance further on the right-hand side identified by our For Sale board

What3Words: ///fear.reshape.radiates

CS-2331 /21.05.2026



Ground Floor
124.6 sq m / 1341 sq ft

First Floor
103.2 sq m / 1111 sq ft

Approximate Gross Internal Area = 227.8 sq m / 2452 sq ft
Garages = 35.1 sq m / 378 sq ft
Total = 262.9 sq m / 2830 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1302020)

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.

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