

GAYDON

COLEBROOK SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

2 MANOR FARM COTTAGES
GAYDON
WARWICKSHIRE
CV35 0HB

Situated 3 miles from Kineton, 10 miles from Banbury, Warwick and Leamington Spa, 12 miles from Stratford-upon-Avon and ½ mile from Junction 12 of the M40

A WELL-PROPORTIONED TWO BEDROOM SEMI-DETACHED COTTAGE, IN A DELIGHTFUL POSITION AWAY FROM THE MAIN STREET WITH GARDEN AND PARKING

- Entrance Hall
- Guest WC
- Sitting Room
- Kitchen
- Dining Room
- Two Bedrooms
- Bathroom
- Enclosed Garden
- Private Parking
- EPC Rating E

VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk







Gaydon village is located close to Junction 12 of the M40 motorway and surrounded by the attractive Warwickshire countryside. Local facilities within Gaydon include: village church, public house, petrol station and village stores.

Nearby Kineton offers primary and secondary schools, butchers, post office, doctors, pharmacy, restaurants, takeaways, opticians, florist and cafes. The mainline railway to London Marylebone from Banbury station (approximately 10 miles distant) takes approximately one hour.

The larger towns of Leamington Spa, Banbury and Stratford-Upon-Avon offer a wide range of supermarkets, shopping, restaurants, theatres, cinemas bars and leisure facilities.

2 Manor Farm Cottages enjoys a quiet position, set back from the street behind a village green and comprises a semi-detached, two-storey cottage understood to date back to the first half of the 20th century.

A single-storey extension to the rear increases the ground floor living space, providing balanced spacious accommodation, including two reception rooms and two double bedrooms.

The property benefits from oil-fired central heating and UPVC double glazing, whilst retaining some of the attractive original features including cast iron fireplaces and quarry tiled floor.

GROUND FLOOR

Entrance Hall with part-obscured glazed front door, wood flooring, window to side and understairs cupboard. Guest WC with close coupled WC, wall-mounted wash hand basin, tiled floor and obscured glazed window. Sitting Room outlook to the front of the property, wood flooring, ornamental fireplace and built-in cupboards to chimney recess. Dining Room with tiled floor and opening continuing to Kitchen, fitted with a range of matching units under a roll-top worktop set to three walls. Stainless steel 1½ bowl single drainer sink with mixer tap, inset electric hob with stainless steel single electric oven under and extractor hood over, range of drawers and cupboards, space and plumbing for washing machine, space for tumble dryer and fridge freezer, integrated dishwasher, tiled floor, outlook and part-obscured glazed door opening to rear of the property.

FIRST FLOOR

Landing with window to side. Bedroom One outlook to the front of the property and ornamental fireplace. Bedroom Two outlook to the rear of the property and ornamental fireplace. Bathroom fitted with panelled shower bath with mixer tap and wall-mounted electric shower over, close coupled WC, wash hand basin set to vanity unit with storage under, window to rear, towel radiator and extractor fan.

OUTSIDE

To the front of the property an enclosed garden is laid predominantly to lawn with ornamental shrubs and trees to boundaries. Aluminium greenhouse and pedestrian gate to the access road.

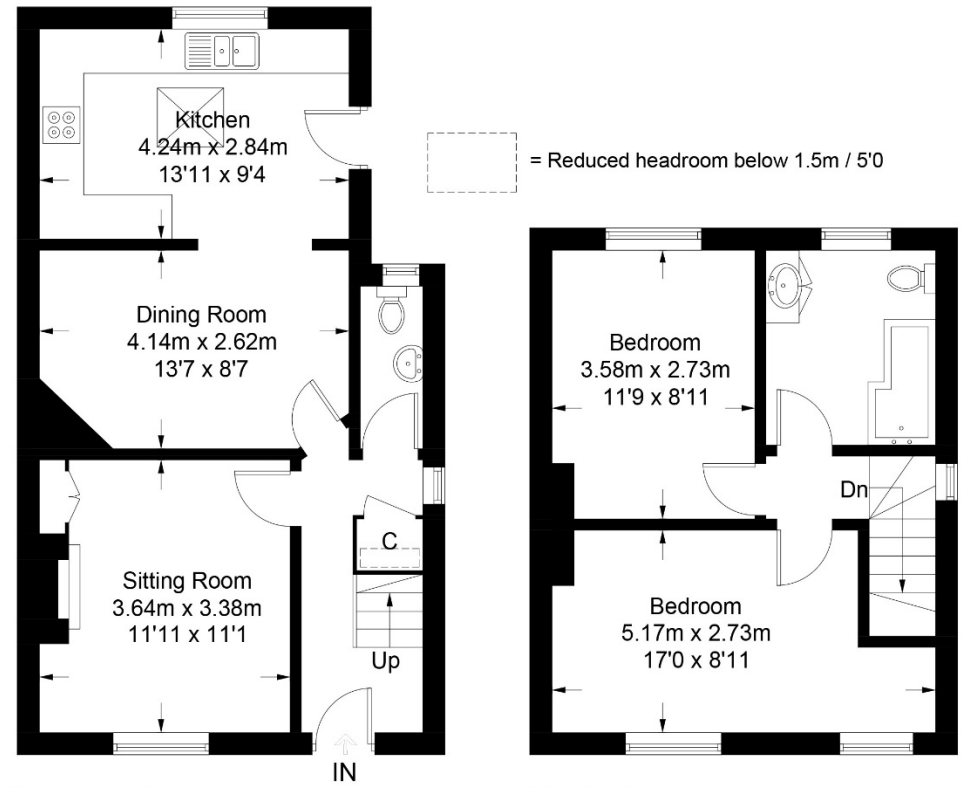
To the rear of the property, a gravel parking area provides private parking with outside light and water supply. Timber built shed, bin storage area and central heating oil tank.











Approximate Gross Internal Area = 80.4 sq m / 865 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1347042)

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, Vodaphone*.

Council Tax

Payable to Stratford District Council, Listed in Band B

Energy Performance Certificate

Current: 49 Potential: 78 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 0HB

Upon entering the village from the Kineton and the South of the village, take the driveway on the left just after the bus shelter beside the flagpole. Proceed along the driveway and take the unmade section on the right where the property will be found directly ahead identified by our for Sale board.

What3Words: ///settle.mattress.worthy

CS2351/12.11.2026

2 Banbury Street
Kineton CV35 0JS
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sales@colebrookseccombes.co.uk

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