



Warwick Road, Kineton, CV35 0HW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A recently refreshed three-bedroom detached family home, ideally located in the sought-after village of Kineton, just a short stroll from the primary school and the village's charming independent shops. Kineton is perfectly placed for commuters, with excellent access to the M40 via the nearby Gaydon junction, offering straightforward routes to Banbury and Oxford to the south, and Leamington Spa and Birmingham to the north. The property is entered via a practical porch leading into a welcoming hallway. The living room is warm and inviting, featuring a working fireplace and an attractive feature wall. The modern kitchen flows through to a separate dining room and a bright conservatory overlooking the rear garden, creating an ideal space for family life and entertaining.

From the kitchen there is internal access to the garage, which also benefits from a door opening directly onto the garden. Outside, the rear garden offers a pleasant mix of patio, lawn and a useful shed. Upstairs, the home provides three well-proportioned bedrooms and a contemporary family bathroom. The landlord is open to considering a family with a pet. Further benefits include a driveway and fore garden with tandem parking for 2-3 vehicles, in addition to the garage. The property is offered unfurnished and has been fully redecorated throughout, ready for a new occupier to move straight in. Council Tax Band D. Energy Rating E. Available now.





# Key Features

- AVAILABLE NOW
- Kineton
- 3 Bedrooms
- Detached
- Unfurnished
- Garden
- Garage & Driveway Parking
- Energy Rating E
- Council Tax Band D
- New re-freshed

**£1,300 PCM**