



## Oddfellow Cottages Southam Street, Kineton

Guide Price **£300,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## Oddfellow Cottages Southam Street

Kineton, Warwick

A charming Grade II listed three-bedroom cottage with a private rear garden and useful outbuilding. Situated in the centre of Kineton, this characterful home is ideally located within walking distance of the village shops, cafes, schools and other amenities.

Upon entering the cottage, you are welcomed into a cosy living area filled with character. The room features exposed beams, a bay window to the front allowing plenty of natural light, and a working fireplace, perfect for colder evenings. This space leads directly into an attractively refurbished kitchen with a range of fitted units, an exposed stone feature wall, and a modern finish that complements the cottage's original charm. Beyond the kitchen, a further door leads to a rear hallway, providing access to the garden and a ground floor bathroom fitted with a bath and overhead shower.

To the first floor, there are two double bedrooms. The front room has period features and overlooks the village green, whilst the rear room looks onto the garden. Stairs lead up to the second floor, where a light and spacious loft room provides a versatile third double bedroom, home office or studio space, along with generous eaves storage. There is also useful storage under the stairs on the ground floor.





Externally, the property enjoys a pretty rear garden which is surprisingly well-sized, with established planting and a brick outbuilding offering excellent potential for conversion into a home office, studio, or garden room. To the rear of the outbuilding there is further outdoor storage space, partially covered by a roofed canopy, leading to a rear pedestrian access onto Southam Street. Parking can be easily found on the street outside.

Kineton is a well regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and Junior Schools, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdresser's and Barbers' Shop as well as an Optician, Vets, Florist, Post Office, Co-op Supermarket, Chemist with Pharmacy and a Home Furnishing Shop. The village also benefits from an award winning Chip Shop, Pizza Restaurant, Indian Restaurant, Garage themed Cafe and an Artisan Bakery. There is a Public House and a Village Hall with community library. There is a friendly community spirit within the village with a varied calendar of social events taking place.

Full fibre broadband is available in the village.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

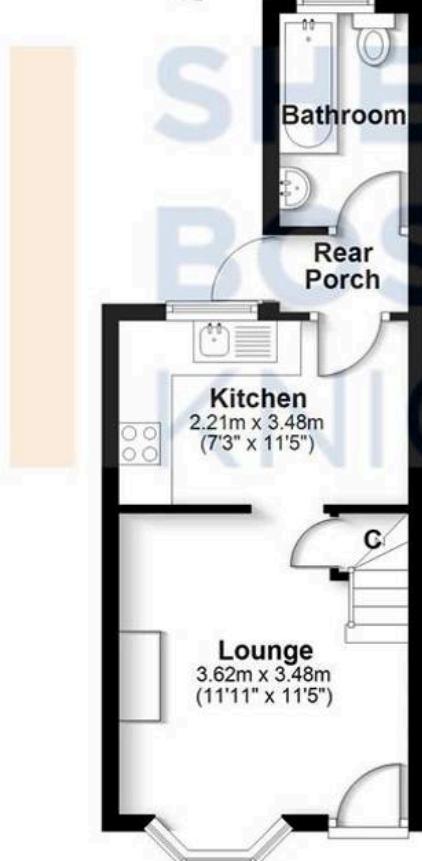
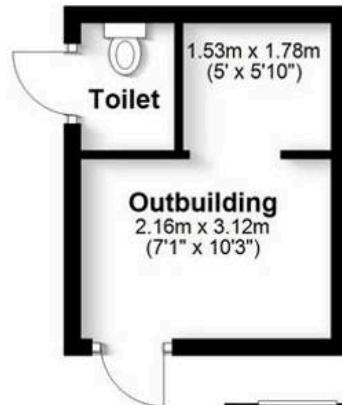
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



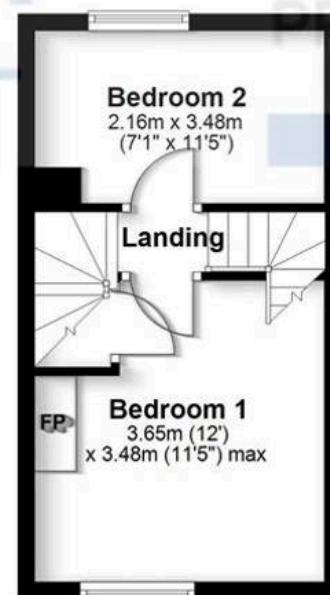
## Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



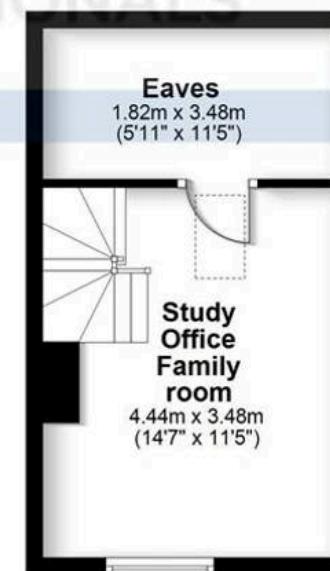
## First Floor

Approx. 23.1 sq. metres (248.5 sq. feet)



## Second Floor

Approx. 22.1 sq. metres (238.2 sq. feet)



Total area: approx. 83.4 sq. metres (897.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Shipston & Kineton

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