



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**5 PARK CLOSE
KINETON
WARWICKSHIRE
CV35 0HW**

11 miles to Stratford-upon-Avon
11 miles to Warwick and Leamington Spa
4 miles to Junction 12 of the M40 motorway at
Gaydon

**A SPACIOUS TWO-BEDROOM
BUNGALOW, POSITIONED IN A QUIET
CUL-DE-SAC OF JUST SIX
PROPERTIES, WITH GARDENS AND
ATTACHED SINGLE GARAGE**

- Entrance Porch
- Entrance Hall
- Living Room
- Kitchen Breakfast Room
- Conservatory
- Two bedrooms
- Shower Room
- Enclosed Rear Garden
- Driveway & Single Garage
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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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, cafés and restaurants. The surrounding countryside offers walking, cycling and riding. 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.

Positioned in a quiet no through cul-de-sac of just six properties, **5 Park Close** is understood to have been constructed in the 1980/90s. The property has the benefit of UPVC double glazing and LPG central heating. To the rear a Conservatory has been added, adjoining the Living Room with outlook on to the enclosed East facing garden. The property offers an ideal opportunity for those looking to relocate to this well served village, with a wide range of amenities, all within walking distance of the property.

ACCOMMODATION

Entrance Porch with part-glazed double doors and light. **Entrance Hall** with access to loft space, built-in storage cupboard plus separate airing cupboard with hot water cylinder. **Living Room** outlook to the rear of the property, feature brick fireplace (currently sealed) and exposed beams to ceiling. Glazed door continues to **Conservatory** with door to garden, tiled floor, electric light and power supply. **Kitchen/Breakfast Room** fitted with L-shaped worktop to two walls including inset stainless steel single bowl single drainer sink with mixer tap, range of drawers and cupboards under, space and plumbing for washing machine, space for fridge, electric cooker point, wall mounted gas fired boiler, outlook to the front of the property, exposed beams to ceiling and door to Garage. **Bedroom One** outlook to the rear of the property. **Bedroom Two** outlook to the front of the property. **Shower Room** with corner shower cubicle with glazed sliding door,

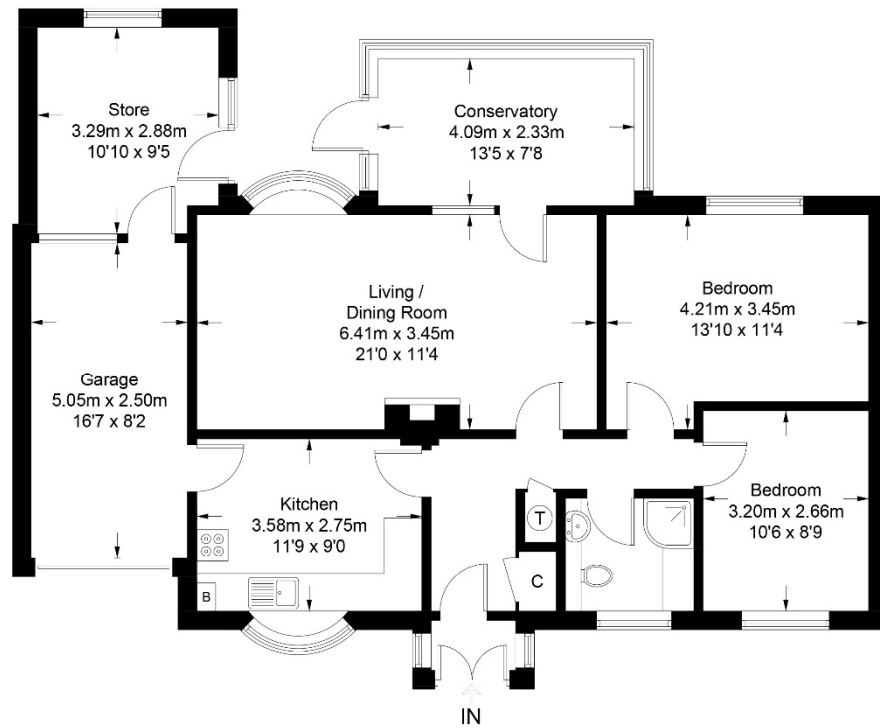
WC with concealed cistern and wash hand basin set to vanity unit with storage under and obscured glazed window to front.

OUTSIDE

To the front of the property a landscaped area of garden is laid predominantly to lawn with mature shrubs and bushes. Driveway with parking for one car leads to **Single Garage** with electric roller door, light and power supply. Connecting door to Kitchen/Breakfast Room. **Workshop/Store** with windows to two sides, door to garden, electric light and power supply.

To the rear of the property an enclosed East facing garden has mature shrubs, plants and bushes with a paved pathway leading to an area of lawn and timber shed. Pedestrian gate returns to the front of the property. Outside lighting.





Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft
(Including Garage / Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1211831)

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.
LPG fired central heating.

Ofcom Broadband availability: *Superfast*.

Ofcom predicted outdoor Mobile coverage likely:
O2, 3, EE, Vodafone.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 43 Potential: 67 Band: E

Fixtures and Fittings

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

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

Directions

CV35 0HW

From the village centre South along Bridge Street and continue into Little Kineton. The entrance to Norton Grange will be found on the right hand side. The property will be found on the right hand side upon entering Norton Grange

What3Words:

///passing.delays.spades

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