



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

2 SHEPHERDS PLACE KINETON WARWICKSHIRE CV35 0NS

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa, within 3½ miles of Junction 12 of the M40 motorway at Gaydon

**AN EXTENDED THREE-BEDROOM
SEMI-DETACHED HOUSE WITH AIR
SOURCE CENTRAL HEATING,
LOCATED IN A QUIET, CENTRAL
VILLAGE POSITION WITH WEST
FACING REAR GARDEN**

- Entrance Porch
- Entrance Hall
- Dining Room
- Sitting Room
- Kitchen Breakfast Room
- Guest WC
- Three Bedrooms
- Bathroom
- Gardens
- Driveway & Single Garage
- EPC Rating D

**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, café's, 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.

2 Shepherd Place is understood to have been constructed in the late 1960's. This traditional brick built two-storey home has subsequently undergone extension to the ground floor rear elevation providing additional living accommodation with patio doors opening to the enclosed, landscaped West facing rear garden. The property benefits from an air-source heating system understood to have been installed circa 2011. At approximately the same time, the property benefitted from additional energy saving measures including uPVC double glazing and upgrading of the existing radiators and water heating systems.

GROUND FLOOR

Entrance Porch with obscured glazed windows, electric light and glazed front door opening to **Entrance Hall** with staircase rising to first floor. **Guest WC** close coupled WC with wash hand basin integrated to the cistern and obscured glazed window. **Kitchen Breakfast Room** fitted with granite effect worktops to three walls and returning to the centre of the room. Inset stainless steel double bowl single drainer sink with mixer tap, range of drawers and cupboards under, space for fridge, space and plumbing for washing machine and electric cooker point with extractor hood over. Separate worktop with drawers under and matching cupboards over. Outlook to the front of the property. **Sitting Room** outlook to the rear of the property, ornamental fireplace with electric fire point and built-in storage units to chimney recesses. Opening continues to

Dining Room double aspect with sliding patio doors and part-glazed door opening to rear garden with tongue-and-groove panelling to two walls.

FIRST FLOOR

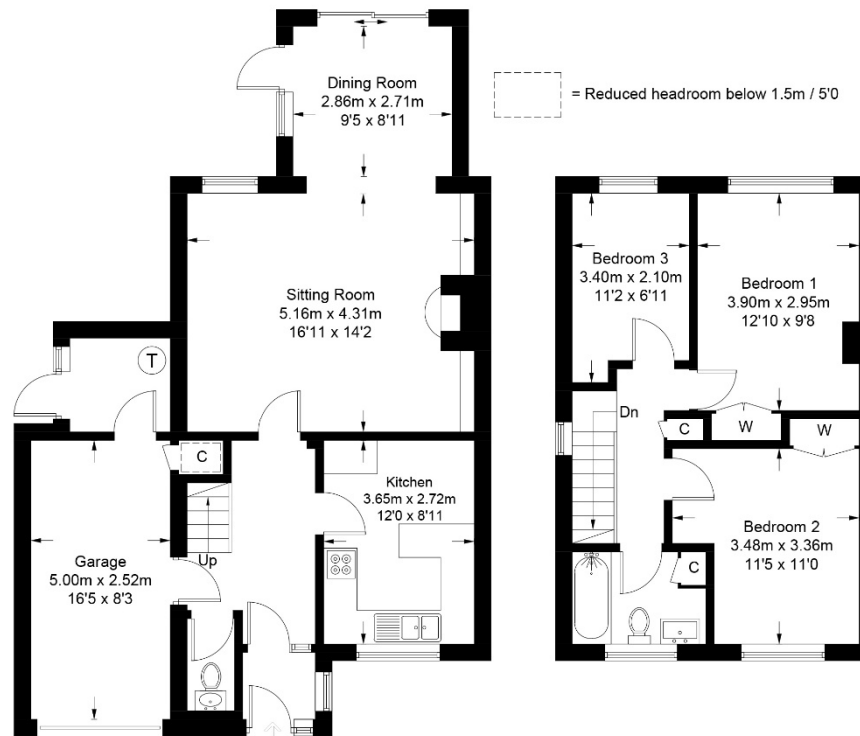
Landing window to side, access to loft space and built-in linen cupboard. **Bedroom One** outlook to the front of the property and double wardrobe cupboard. **Bedroom Two** outlook to the rear of the property and built-in wardrobe cupboard. **Bedroom Three** outlook to the rear of the property. **Bathroom** fitted with panelled bath with electric shower unit over and glazed folding shower screen, close coupled WC, pedestal wash hand basin, obscured glazed window and towel radiator.

OUTSIDE

To the front of the property, an ornamental front garden is laid to lawn with mature shrubs and bushes. A private driveway with parking leads to **Single Garage** with up-and-over door, electric light and power supply, understairs storage cupboard and connecting door to Entrance Hall. **Boiler Room** with hot water cylinder, electric light and power supply. Window and door to garden.

To the side of the property, pedestrian access leads to rear garden with Shed and paved patio adjoining the rear of the property. Outside lighting and water supply. The rear garden is enclosed and laid to lawn with mature trees to borders, mature shrubs and flowering beds.





Ground Floor (Including Garage)
71.9 sq m / 774 sq ft

First Floor
41.7 sq m / 449 sq ft

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1220149)

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.

Air source central heating.

Ofcom Broadband availability: *Ultrafast*.

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

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 64 Potential: 74 Band: D

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, landlord overseas, significant events.

Directions

CV35 0NS

From the village centre proceed West along Warwick Road, passing the village Pharmacy and the turning into Shepherd Place will be found on the left hand side, between two properties. The property will be found on the on the right-hand side.

What3Words: //necklace.premature.sunroof

CS-2293/21.07.2025

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