

## THE PROPERTY





## 2 MILL COTTAGES MILL LANE KINETON WARWICKSHIRE. CV35 0LA

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

### A CHARMING CHARACTER TWO BEDROOM COTTAGE IN THE HEART OF THE VILLAGE

- Kitchen / Living Room
- Two Bedrooms
- Bathroom
- Good size rear Garden
- Single Garage & Parking space
- EPC Band F

**VIEWING STRICTLY BY APPOINTMENT**  
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**Kineton** is a large South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public house, sports club, primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

**2 Mill Cottages** comprises a three-storey mid-terrace cottage with an abundance of character and charm including exposed stonework, timbers and large inglenook fireplace with recently installed multi fuel stove. To the rear a delightful cottage garden leads to a detached single garage and parking space for one vehicle.

#### THE GROUND FLOOR

**Kitchen/Living Room** with under stairs storage, range of kitchen units to two walls including inset single bowl single drainer sink with mixer tap, integrated washing machine, electric cooker, space for fridge freezer. Matching wall cupboards, slate floor, exposed stonework and beams throughout. inglenook fireplace with multi fuel stove and double aspect to front and rear of the property with part-glazed door opening to garden.

#### THE FIRST FLOOR

**Landing** with window to front, exposed beams and stonework. **Bedroom One** a large room with two windows to the rear of the property, exposed beams and stonework. **Bathroom** fitted with matching suite comprising panelled bath with mixer tap, wash

basin set to unit with storage, close coupled WC, obscured glazed window, towel radiator, exposed stonework and beams.

#### THE SECOND FLOOR

**Bedroom Two** window to front, built-in cupboard with hot water cylinder and access to loft space.

#### OUTSIDE

To the front of the property, a picket fence with pedestrian access leads to a paved front garden with mature shrubs and plants and outside light. A delightful, enclosed cottage garden is laid predominantly to lawn with mature flower beds, shrubs and a paved patio adjoining rear of the property with timber built shed. Pathway continues the length of the garden to a summer house and storage shed. Pedestrian access to Mill Lane. **Single Garage** with electric light and power supply, personal door to rear and single up-and-over door with parking space beyond.

### GENERAL INFORMATION

#### Tenure

Freehold with Vacant Possession.

#### Services

Mains water, drainage, and electricity are connected. Ofcom anticipated Broadband Speed: Superfast. Ofcom anticipated outdoor Mobile reception likely: O2, Vodafone, EE.

#### Council Tax

Payable to Stratford District Council - Listed in Band B

#### Energy Performance Certificate

Current:29 Potential:78 Band: F

#### Fixtures and Fittings

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

#### Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, risk of flood, planning permissions, property adaptations, neighbour issues, significant events. NB there is a flying freehold from the neighbouring property and right of way across neighbour.

#### Anti Money Laundering checks (AML)

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 you wish to buy. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by purchaser in advance of issuing a memorandum of sale.

#### Directions

CV35 0LA

What3Words:

///restores.yummy.tomb

#### 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, measurements or distances we have referred to are given as a guide only and are not precise.

**CS-2317/17.02.2026**