

# SECCOMBES

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CHARTERED SURVEYORS



**8 GLOSTERS GREEN, KINETON**



## 8 GLOSTERS GREEN KINETON WARWICKSHIRE CV35 0LT

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

### SITUATED ON A CORNER PLOT WITH AMPLE PARKING A DETACHED MODERN HOUSE IN A QUIET CENTRAL VILLAGE LOCATION

Entrance Hall, Guest Cloakroom, Sitting Room, Dining Room, Kitchen, Master Bedroom en-suite, Two Further Bedrooms, Bathroom, Single Garage, Gardens front and Rear. EPC Band E

**Viewing through: Kineton office**  
**01926 640498**  
**kineton@seccombes.co.uk**

**Kineton** is well situated for commuters to London and the West Midlands with the M40 at Junction 12. The mainline railway to London Marylebone takes approximately 55 minutes.

There are a number of shops for daily requirements including post office, general stores and butcher, Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, two public houses, sports clubs, primary and secondary schools.

The village enjoys a diverse population of families, commuters, retirement age and second home owners. The surrounding countryside offers wonderful walking, cycling and riding. The Cotswold Hills are only a few miles to the South of the village and Stratford upon Avon, home of the Royal Shakespeare Theatre on the banks of the River Avon is only 11 miles away.

**Number 8**, enjoys a corner position in this mature development, within easy walking distance of the village facilities. Surrounded by similar detached properties, the development is understood to have been completed in approximately 1996.

The property has the benefit of double glazing, gas fired central heating and mature gardens to the front and rear of the property, providing off

road parking for up to four vehicles and leading to a single garage which has been previously adapted to provide a store room and office to the rear.

### THE GROUND FLOOR

#### Entrance Hall

Window to front, laminate floor, under stairs storage cupboards **Guest Cloakroom** – fitted with WC and wash hand basin, obscured window to side, tiled floor.

#### Sitting Room

Patio doors to garden, coal effect gas fire with surround and mantle place over. Laminate floor.

#### Dining Room

Window to front, tiled floor and opening to:



#### Kitchen

Fitted with cream units under granite effect work tops. Four ring gas hob, Extractor Fan, Double electric oven, sinks and drainer, space and plumbing for washing machine, space for under worktop fridge. Tiled floor and Door to rear garden.



## THE FIRST FLOOR

### Landing

### Bedroom One

Outlook to the front, connecting door to:



### En-suite Shower Room

Enclosed Shower, WC and wash hand basin, window to rear, extractor.

### Bedroom Two

Window to the rear of the property.

### Bedroom Three

Window to the front of the property. Built in airing cupboard with hot water cylinder.

### Bathroom

Panelled Bath with shower attachment over, WC, wash hand basin. Window to rear, extractor.



## OUTSIDE

To the front a tarmac driveway provides parking for up to four vehicles, with mature gardens to the side and gravel path to the front porch. To the side of the property a **Detached Single Garage** has been separated into a Store room to the front with up and over door and Office to the rear, with part glazed door opening to the rear garden.

Electric light and power to both rooms.

The rear garden enjoys a Westerly aspect and is landscaped with lawn, patio, mature trees and shrubs, existing water feature, **Garden Shed** to the rear of the garage.



## GENERAL INFORMATION

### Tenure

The property is offered Freehold with Vacant Possession.

### Services

Mains water, electricity and drainage are connected. LPG fired heating. Boiler located in the Kitchen cupboard.

### Energy Performance Certificate

Current: 42 Potential: 70 Rating Band: E

### Council Tax

Payable to Stratford-on-Avon District Council and 8 Glosters Green is listed in Band D.

### Fixtures and Fittings

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

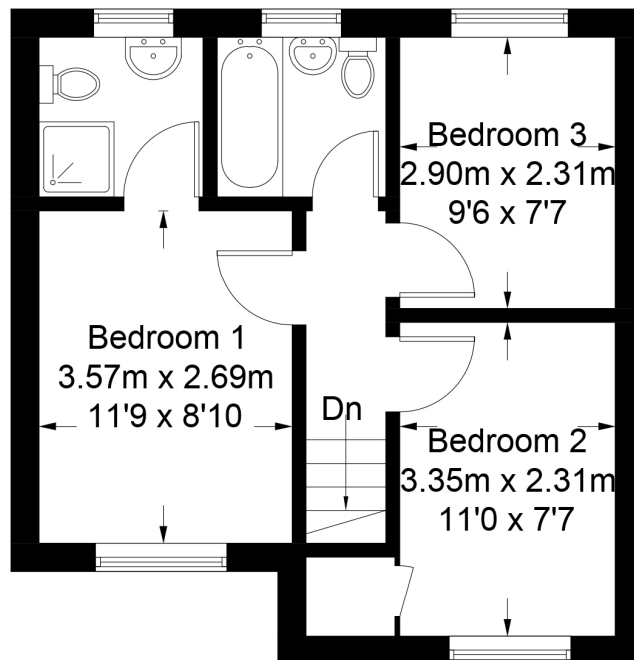
### Directions

From Kineton centre, proceed north on Southam Street, following the road around the sharp right-hand bend into Southam Road. At the mini roundabout, turn left into Glosters Green, where the property will be found a short distance along on the left-hand side, identified by our For Sale board.

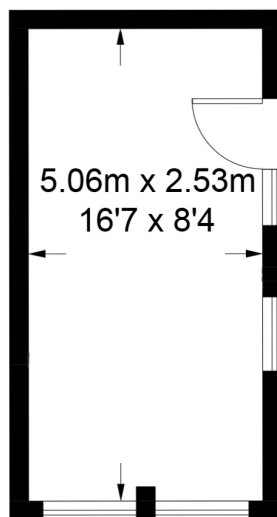
### IMPORTANT NOTICE

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.

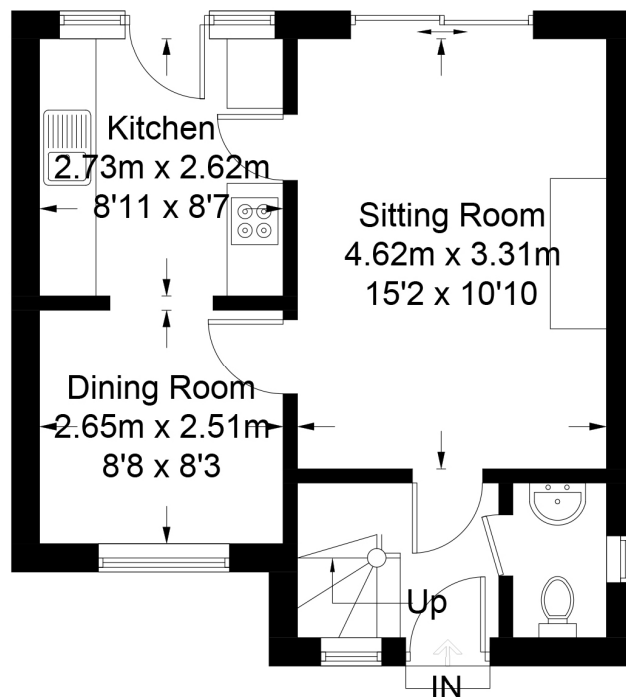
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**First Floor**  
**36.5 sq m / 393 sq ft**



(Not Shown In Actual  
 Location / Orientation)



**Ground Floor**  
**36.5 sq m / 393 sq ft**

Approximate Gross Internal Area = 73 sq m / 786 sq ft

Outbuilding = 12.6 sq m / 136 sq ft

Total = 85.6 sq m / 922 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID471006)