

Peter Clarke



Kinton House, Banbury Road, Gaydon, Warwick, CV35 0HG

Guide Price £550,000

A four bedroom detached character property, positioned within extensive and well kept gardens located in the sought after village Gaydon.

The property comprises of living room, dining room, kitchen/breakfast room, cloakroom and utility room whilst the first floor has four double bedrooms, one with ensuite, family bathroom, extensive gardens of approximately half an acre and parking.



ACCOMMODATION

The property is approached via a driveway offering parking for three cars and entrance to the property is via a timber framed front door leading into

ENTRANCE HALLWAY with stairs rising to first floor, understairs storage and doors to

CLOAKROOM with low level wc, wash hand basin and window.

DINING ROOM with double aspect windows overlooking pleasant gardens.

KITCHEN/BREAKFAST ROOM with a range of wall and base units with wooden work surfaces, tiled splash backs, space

for cooker, space for fridge freezer, windows to side and rear overlooking extensive gardens leading onto

UTILITY ROOM with pantry area and space for fridge freezer, space for washing machine and tumble dryer, door and windows overlooking rear garden.

LIVING ROOM windows to side and front, working fireplace with tiled hearth and wooden surround.

Stairs rising to

FIRST FLOOR LANDING with doors to

BEDROOM with double aspect windows to side and rear. Under eaves storage.

AIRING CUPBOARD

FAMILY BATHROOM offering a three piece suite incorporating low level wc, wash hand basin, panelled bath with wall mounted shower attachments, window with views to rear of property.

BEDROOM attractive bay fronted window, loft hatch.

BEDROOM with window to front offering views over garden.

MASTER BEDROOM with double aspect windows to front and side, decorative fireplace with wooden surround, door to

SHOWER EN-SUITE offering shower and wash hand basin.



GARDENS a particular feature of this property is the extensive and well maintained gardens of approximately 1/2 acre to both the front and rear. A driveway leads to the side of the property where there is parking, whilst the rear of the property the garden has an extensive lawned area with patio section, well stocked and mature borders offering a selection of trees and shrubs. The garden backs onto fields. Shed and lawn mower store. To the front of the property the garden continues and is protected from the road with a hedge.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water, electricity and mains drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

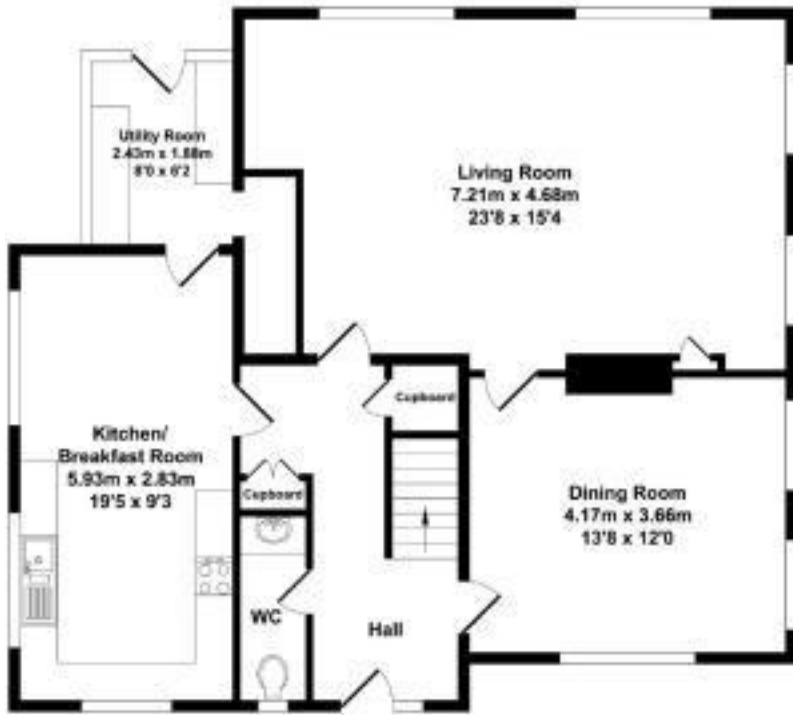
COUNCIL TAX: Council Tax is levied by the Stratford District Council and is understood to lie in **Band G**.

CURRENT ENERGY PERFORMANCE CERTIFICATE

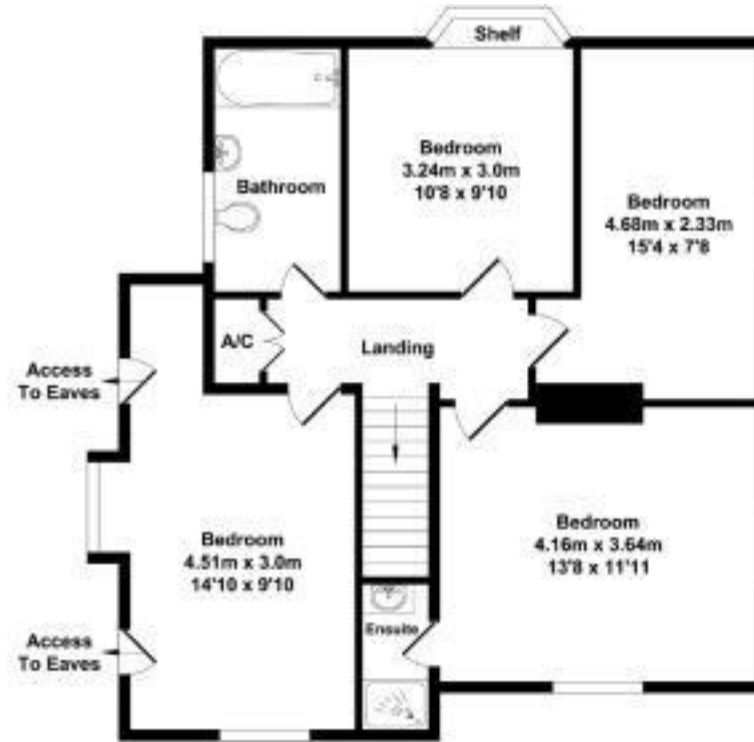
RATING: F. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.





Ground Floor
Approx. Floor
Area 85.58 Sq.M.
(921 Sq.Ft.)



First Floor
Approx. Floor
Area 70.42 Sq.M.
(758 Sq.Ft.)

All items illustrated on this plan are included in the Total Approx. Floor Area 156.0 Sq.M. (1679 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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