



Warwick

Mark David

ESTATE AGENTS



# WARWICK

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*A Beautifully Presented Light and Spacious Four Bedroom Conversion Set in Wonderful Landscaped Gardens of Just Over a Quarter of an Acre with Two Double Garages and Parking. Set Along a Secluded Private Road this Really is 'Escaping to the Country' in its Full Sense.*

Ground Floor Accommodation:  
Sitting Room/Kitchen/Dining Room – Utility Room –  
Study – Bedroom Four – Jack and Jill En-Suite

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First Floor Accommodation:  
Master Bedroom – En-Suite Shower Room –  
Bedrooms Two & Three - Bathroom

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Outside Space:  
Car Parking to the Rear of the Property with Electric  
Charging Point - Gravel Turning Circle to the Front of  
the Property - Lawn Area - Paved Patio Area - Vegetable  
Garden - Greenhouse/Potting Shed - Two Single  
Garages

In all about 0.2674 Acres / 1143.74 sq.m.





## ACCOMMODATION

### GROUND FLOOR:

Double Glazed Front Door to

Utility Entrance Area – Stainless Steel Sink Unit with Cupboard Below. Plumbing for Washing Machine and Tumble Dryer. Space for Fridge/Freezer. Wall Mounted Central Heating Boiler. Tiled Floor and Door to

Inner Hall – Balustrade Staircase to First Floor Level with Understairs Cupboard. Exposed Beam, Tiled Floor and Built in Cupboard. Steps Down to

Large Kitchen/Dining/Sitting Room – Attractive Vaulted Ceiling with Exposed Beams. Central Double Sided Wood Burner with Glass Doors and Exposed Brick. Full Length Double Glazed Picture Windows with Double Doors and Wooden Door Leading to Garden. Exposed Stone Wall. Paved Stone Floor with Underfloor Heating

Kitchen Area – Fitted with a Range of Wood Wall and Base Units with Granite Work surfaces. Central Area with Cupboards and Stainless Steel Sink Unit. Range of Integrated Appliances Including Five Ring Gas Hob with Extractor Hood Above, Double Oven, Microwave, Fridge/Freezer and Wine Cooler. Large Wooden Door to Gardens

Bedroom Four – Two Double Glazed Windows to Front Aspect. Built in Double Wardrobe. Door to

Jack and Jill Shower Room – with Door to Inner Hall. Fitted by Nicholls, Comprising Suite of Walk in Shower Cubicle with rain Shower Over, Hand Wash Basin with Vanity Unit Below and Low Level WC. Part Tiled Walls, Tiled Floor and Exposed Beam

Study – Fitted with a Desk Unit, Cupboard and Shelves. Double Glazed Window to Side Aspect.

First Floor Landing – Vaulted Ceiling with Exposed Timbers

Master Bedroom – Vaulted Ceiling with Exposed Timbers. Range of Built in Wardrobes. Double Glazed Window to Front Aspect and Double Glazed Velux Window to Side Aspect. Steps Down to

En-Suite Shower Room – Fitted by Nicholls, Comprising Suite of Walk in Double Shower Cubicle with Rain Shower Over, Twin Set of Hand Wash Basins with Vanity Units Below and Low Level WC. Fully Tiled Walls and Tiled Floor. Double Glazed Velux Window to Side Aspect. Vaulted Ceiling with Exposed Timbers and Underfloor Heating

Bedroom Two – Semi-Vaulted Ceiling with Exposed Timbers and Built in Cupboard. Double Glazed Velux Window

Bedroom Three - Semi-Vaulted Ceiling with Exposed Timbers and Built in Cupboard. Double Glazed Velux Window

Bathroom – Comprising White Suite of Panel Bath with Separate Shower Over, Hand Wash Basin with Vanity Unit Below and Low Level WC. Part Tiled Walls, Tiled Floor and Double Glazed Velux Window

## OUTSIDE

There is Car Parking for Three Vehicles to the Rear of the Property with Electric Charging Point. To the Front of the Property is a Gravel Turning Circle which Provides Further Parking for Four/Five Vehicles. There is then a Further Lawn Area with a Variety of Trees and Hidden Bulbs Providing Flower in Spring and Summer. The More Formal Garden has been Beautifully Landscaped with a Paved Patio Area and a Light Path to the Turning Circle. This is Bordered with Well Stocked Flowers and Shrubs with Own Irrigation System

To the Side of the Property is a Vegetable Garden with Four 2.5 x 2.5 Squared Raised Beds. Greenhouse/Potting Shed Constructed by Swallows Greenhouse in Yorkshire with Light and Power. Outside Lights and Taps

Set of Two Single Garages with Cool Lighting, Light and Power. Storage Space Fully Insulated

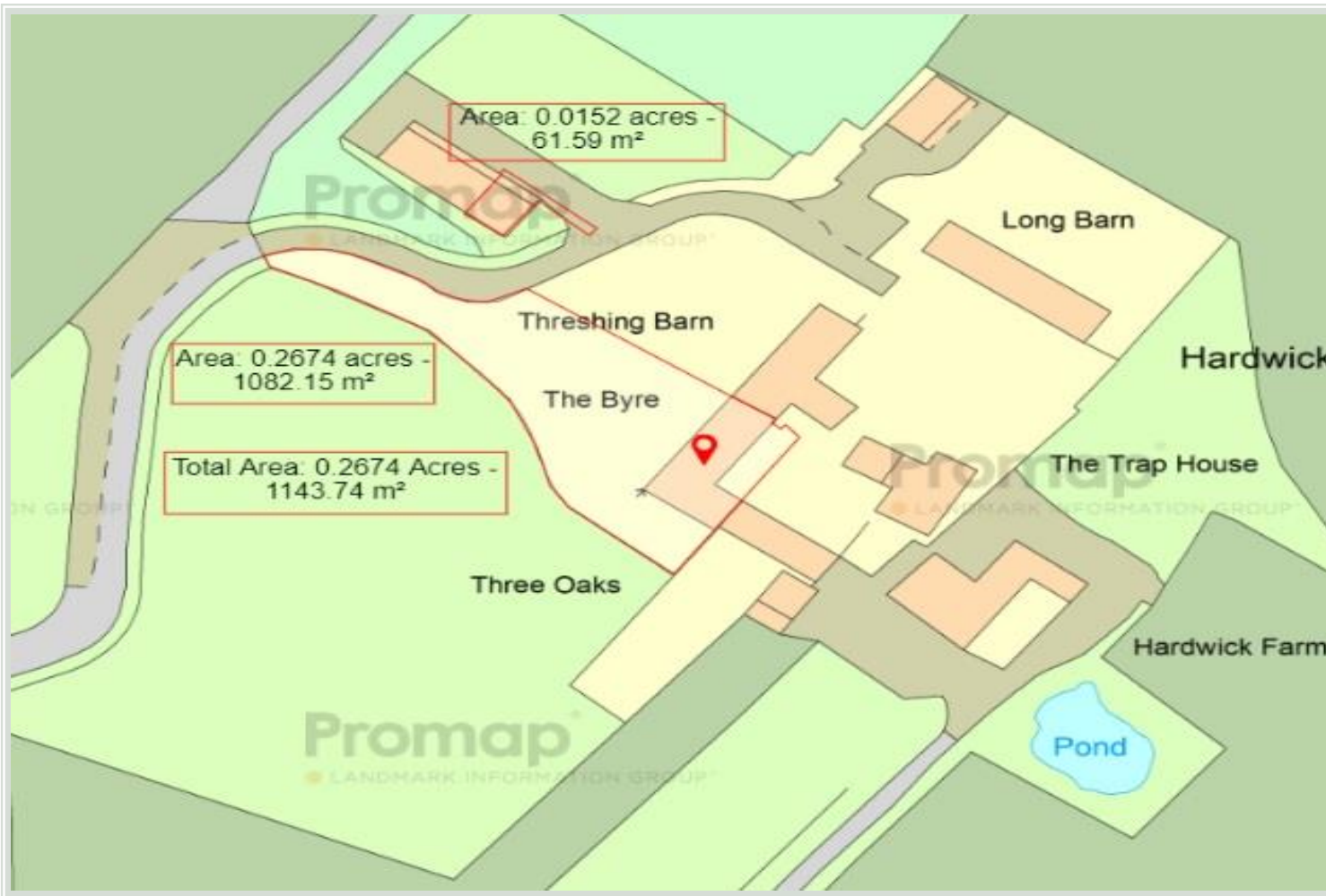
## LOCAL AUTHORITY

Stratford Upon Avon

Tax Band G

(Subject to change after completion)





#### SITUATION & AMENITIES

Kinton is a large South Warwickshire village situated 11 miles from Banbury and Warwick and 12 miles from Stratford-upon-Avon and Leamington Spa. Kinton has a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two Doctors' Surgeries, two Public Houses, Indian Restaurant and Takeaway, Chinese Takeaway, Sports and Social Club, Butchers, Florist and Primary and Secondary schools.

Kinton is situated about 3 miles from Junction 12 of the M40 Motorway at Gaydon, which gives good 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.

#### DISTANCES

J12 of the M40 c. 3miles  
 Banbury c.11 miles  
 Warwick c.11 miles  
 Stratford-Upon-Avon c. 12 miles  
 Leamington Spa c. 12 miles  
 Oxford c.42  
 Birmingham c.43

#### TENURE

Freehold

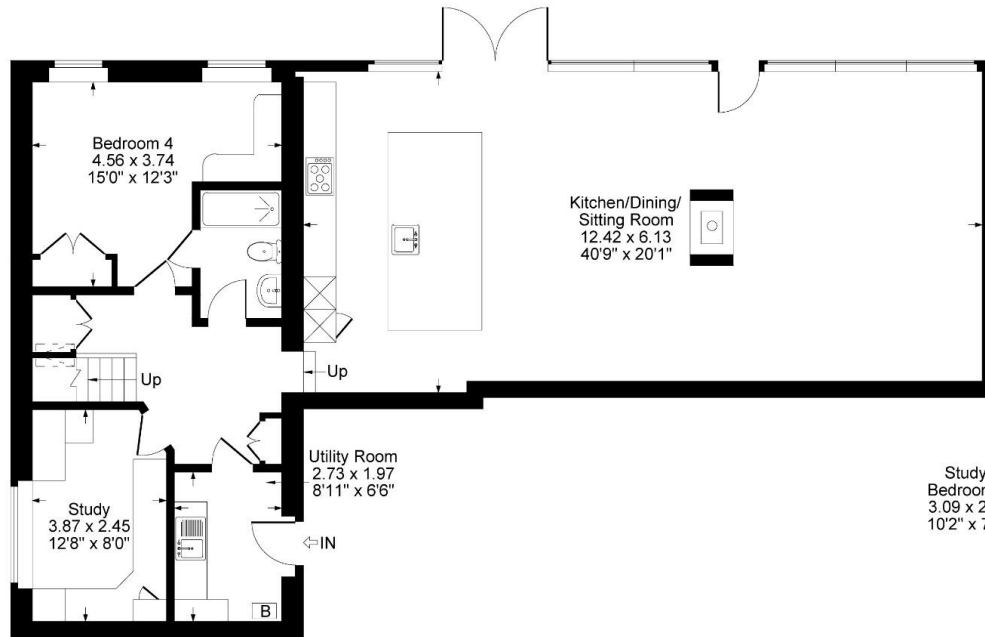
#### VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington  
 01869 338898





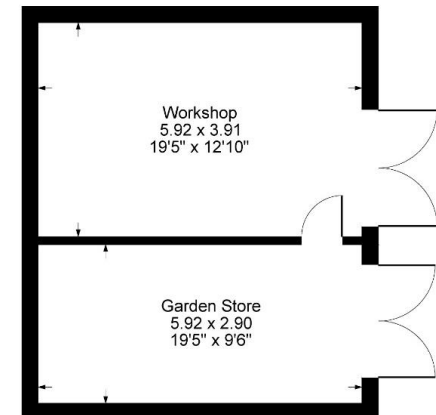
Approximate Gross Internal Area = 176.89 sq m / 1904 sq ft  
Outbuilding = 41.20 sq m / 444 sq ft  
Total Area = 218.09 sq m / 2348 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



First Floor



Outbuilding

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