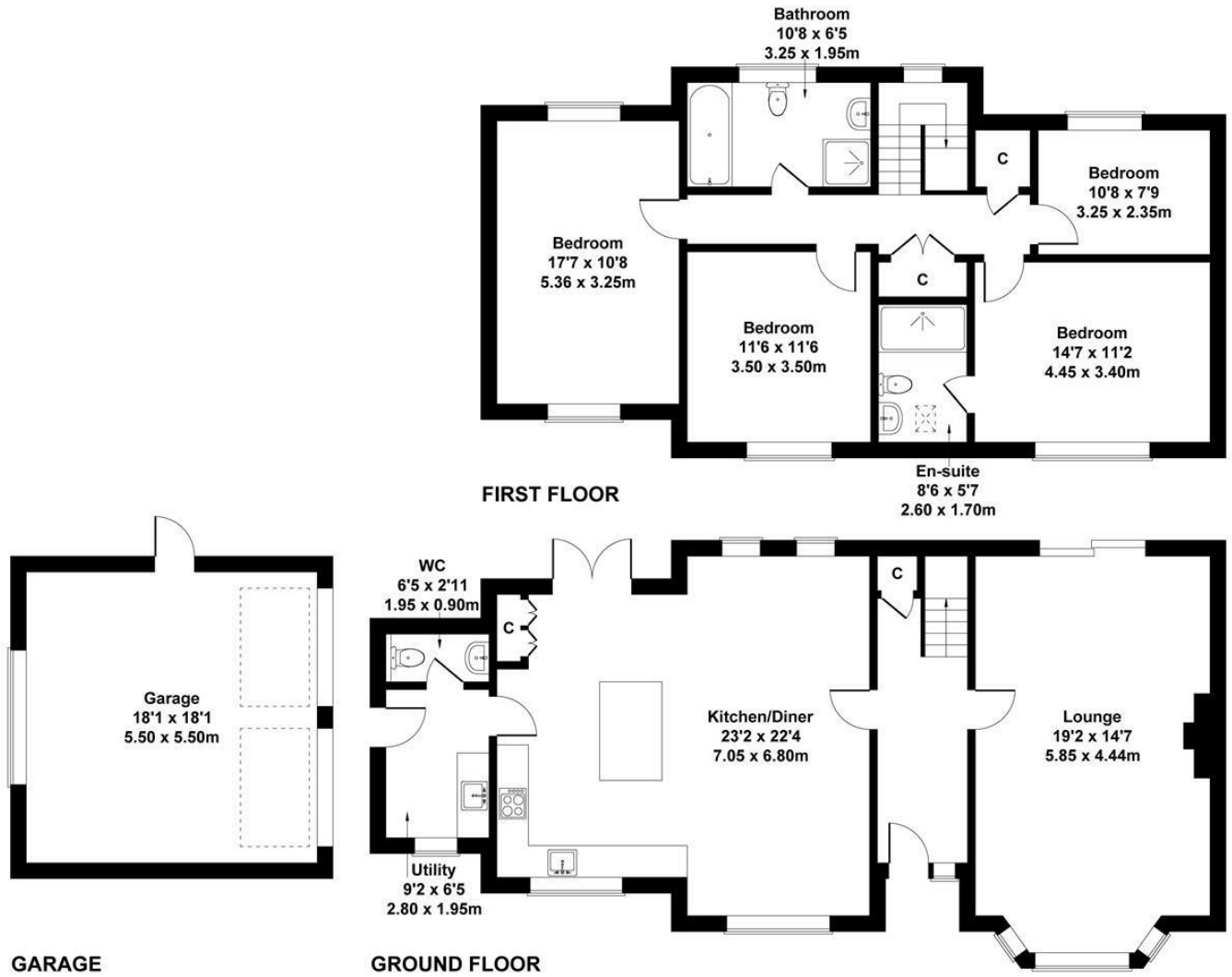


Marston House, Bridge Street, Kineton, Kineton, CV35 0DF



Approximate Gross Internal Area = 207 sq m / 2228 sq ft

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

- Village Location
- Four Bedrooms
- Two Bathrooms
- Double Garage
- Open Plan Kitchen-Living-Dining Area
- Utility Room
- Enclosed Rear Garden
- Private Road
- Located in a conservation area

4 2 2

Guide Price £825,000

An impressive detached executive home tucked away in a peaceful and discreet setting. Centrally located in the village of Kineton, this attractive family home offers four bedrooms and a thoughtfully reconfigured open-plan kitchen and family space, creating the perfect environment for modern family life and entertaining. Externally, the property benefits from a double garage, generous driveway parking and a secluded garden, combining practicality with privacy.

ENTRANCE HALLWAY
Offering under stairs storage cupboard, Karndean flooring, wall mounted radiator and stair rising to the first floor.

KITCHEN-DINING-LIVING
A truly spectacular open plan contemporary family entertaining space carefully crafted by the current vendor, offering a range of wall and base units with central island all with Quartz worktops, two windows to the front and two windows the rear with doors leading to the rear garden, allowing plenty of natural light. Integrated appliances include: oven, hob, fridge freezer, dishwasher, bin cupboard and one and half bowl sink drainer. Completed with beautiful Karndean flooring, spotlights, impressive larder cupboard and two wall mounted radiators. Plenty of space for dining table and sofa's/living area.

UTILITY ROOM
Karndean flooring, space for washing machine and dryer, wall and base units, window to the front aspect, wall mounted radiator, oil boiler, access to loft space ad door to the side for access into the rear garden.

CLOAK ROOM
Comprising of wc, wash hand basin, wall mounted radiator, obscured window to the rear and extractor.

LOUNGE
The beautiful lounge has a bay window to the front, sliding doors to the rear garden, log burner and two wall mounted radiators.

FIRST FLOOR LANDING
Stairs rising to the first floor landing which has access to all bedrooms and the family bathroom. Access to the loft, window to the rear, double door airing cupboard with shelving and housing the hot water tank and further storage cupboard.





















PRIMARY BEDROOM
Offering wall mounted radiator and window to the front with door into ensuite.

ENSUITE
Comprising of wc, wash hand basin with vanity and built in storage, heated towel rail, walk in shower with rainfall shower head and shower attachment, skylight window, shaving point, light up mirror and extractor.

BEDROOM TWO
Offering double aspect windows to the front and rear and wall mounted radiator.

BEDROOM THREE
Window to the front and wall mounted radiator.

BEDROOM FOUR
Offering wall mounted radiator and window to the rear.

FAMILY BATHROOM
Comprising of wc, wash hand basin with vanity and storage, obscured window to rear, heated towel rail, shower cubicle with rainfall shower and shower attachment.

GARDEN
The rear garden is partially walled and partially fenced, it is tiered with patio area and steps leading up to laid to lawn. Wall mounted lights, shed, oil tank, outside tap, gate for access to the front and personnel door into the double garage.

DOUBLE GARAGE
Double manual doors to the front, window to the rear, personnel door to the rear garden, light and power.

PARKING AND FRONTAGE
Partially paved and partially graveled driveway allowing for parking of multiple vehicles, outside porch and laid to lawn.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that electricity, gas, water and drainage are connected to the property. Oil central heating to radiators. However this should 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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Oct26) | Minimum Mobile Coverage: 72% Vodafone (Checked on Ofcom Oct26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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