



The Courtyard, Bridge Street, Kinton, Warwickshire

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**STRUTT
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The Courtyard, Bridge Street, Kineton, Warwickshire, CV35 0JR

A spacious and elegant period house in the heart of the village with a wonderful mature garden of about two thirds of an acre

Stratford-upon-Avon 11 miles, Leamington Spa 12 miles, Shipston-on-Stour 9 miles, Banbury 12 miles, trains to London Marylebone in about 60 minutes, M40 (J12) 3 miles

Entrance hall | Sitting room | Drawing room
Study | Dining room | Kitchen/breakfast room
Utility room | Cloakroom | 5 Bedrooms
2 Bathrooms | Double garage | Outbuildings
Well stocked mature gardens

About 0.66 of an acre

EPC Rating E

The property

The Courtyard is a delightful period home offering five bedrooms and whilst in need of some updating it benefits from wonderfully light reception rooms with features, including exposed timber beams and original fireplaces.

The ground floor reception rooms include a 30ft sitting room with its wooden flooring, log burner and window overlooking the rear garden. There is also a comfortable drawing room with a triple aspect, including French doors to the garden, as well as a useful home study.

The dining room and kitchen are adjoined in a semi open plan layout via a square arch, with the kitchen featuring wooden units to base and

wall level, integrated appliances and an Aga. The ground floor utility room also provides further space for storage and home appliances.

Two staircases lead to the first floor accommodation, where there are five well-presented double bedrooms, each of which benefits from built-in storage. The first floor also has a family bathroom and an additional shower room.

Outside

At the front of the house, the walled brick courtyard provides access to the double garage and stores, which are ideal for use as workshop space. At the rear, the splendid mature garden features a patio for al fresco dining across the back of the house, as well as well-maintained lawns and stunning border beds, filled with colourful flowering perennials and established shrubs, as well as mature trees and hedgerows. There is also a walled vegetable garden with a greenhouse.

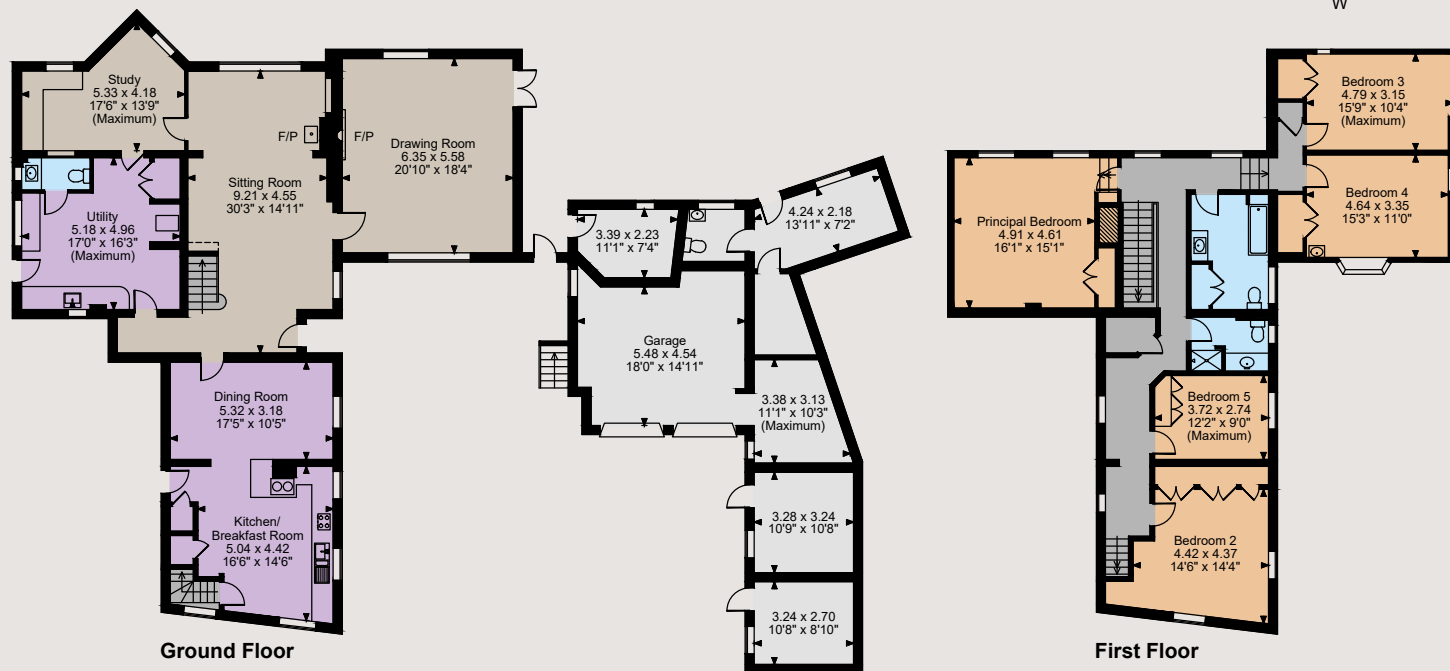
Location

The property is in the popular village of Kineton, between the historic towns of Banbury and Stratford-upon-Avon and surrounded by beautiful Warwickshire countryside. The picturesque village is full of character and has a popular village pub, The White Swan, as well as local shops, a post office, a pharmacy, a primary school, a village hall and an impressive parish church. Local amenities can be found in the town of Shipston-on-Stour with its selection of shops, cafes and restaurants, while a wider choice of shops, leisure facilities and supermarkets can be found in Stratford-upon-Avon less than 10 miles away. Further schooling can be found in Shipston-on-Stour, Stratford-upon-Avon or Banbury. The M40 is four miles away, while Banbury main line station offers direct services to London Marylebone in just under an hour.





Floorplans
Main House internal area 3,362 sq ft (312 sq m)
Garage and Outbuildings 917 sq ft (85 sq m)
Total internal area 4,279 sq ft (397 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From the Warwick Road turn into Bridge Street with the Church behind you and the entrance to The Courtyard is about 100 metres on your left-hand side.

General

Local Authority: Stratford-upon-Avon District Council 01789 267575

Services: Mains water, electricity and drainage, oil-fired central heating.

Council Tax: Band G

Fixtures and Fittings: All items known as fixtures and fittings are excluded from the sale but may be made available by separate negotiation.

Rights of way, wayleaves and easements: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quai-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £875,000

Moreton-in-Marsh

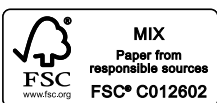
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