



Hogside, Manor Lane, Kineton Warwickshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Hogside, Manor Lane, Kineton, Warwickshire CV35 0JT

An exceptionally spacious bungalow extending to over 2,500 square feet, set in 0.86 of an acre in the heart of the village with development potential

Stratford upon Avon 11 miles, Leamington Spa 12 miles, Banbury 12 miles, M40 (J12) 3 miles.

Large entrance hall | Cloakroom | Drawing room
Kitchen/breakfast room | Utility room | Principal bedroom with en-suite shower room | Bedroom 2 | Bedroom 3/Study | Family bathroom with shower attachment | Tandem garage | Large mature gardens extending to 0.86 of an acre with development potential.

EPC Rating E

The property

Hogside was built in the 1980's by a local family for their own occupation. The bungalow offers exceptionally spacious accommodation extending to over 2,500 square feet including the garage, set in the very heart of the village. A large entrance hall gives access to the main reception rooms, the bedrooms, the family bathroom and the kitchen/breakfast room. The drawing room has an open fire and double doors opening onto a terrace and the gardens beyond. The kitchen/breakfast room is well fitted with modern units and has an 'Aga', from this room a door leads to the large utility room with a cloakroom and a door to the gardens. To the side of the house is a large tandem garage with electric roller doors and a pedestrian door to the gardens

Outside

The garden is a particular feature of Hogside with private and mature gardens surrounding the house. The owners have added two further parcels of land from their retained property giving a total of 0.86 of an acre.

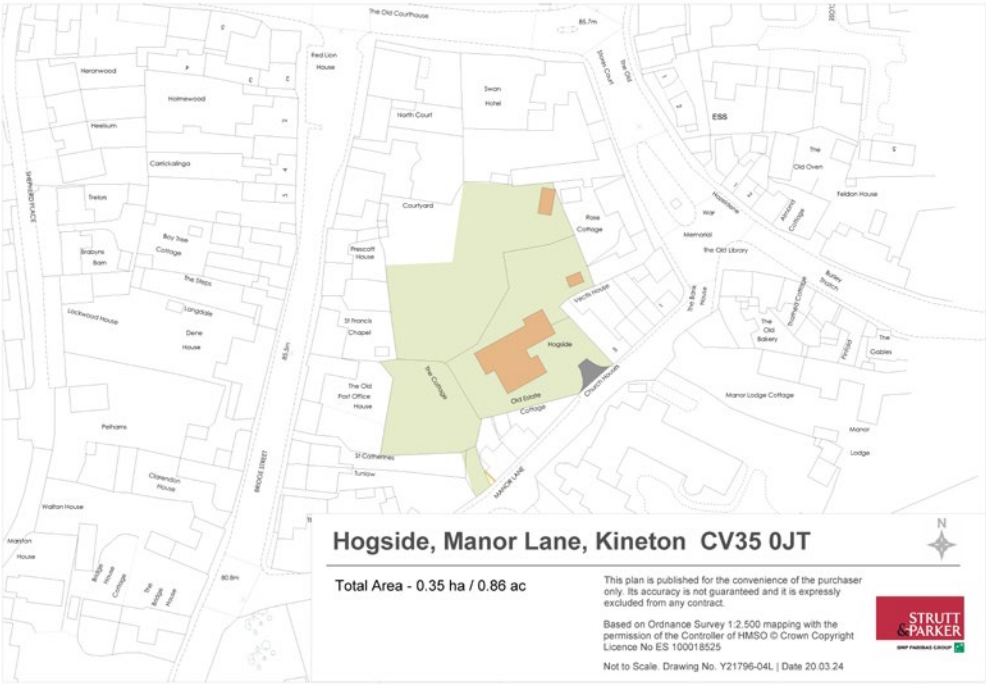
Planning

The current owners have commissioned a planning consultancy report and a traffic report which highlights the potential for further dwellings in the extensive grounds, these reports are available upon request from Strutt and Parker. Prospective purchasers must make their own enquiries of the local planning authority .

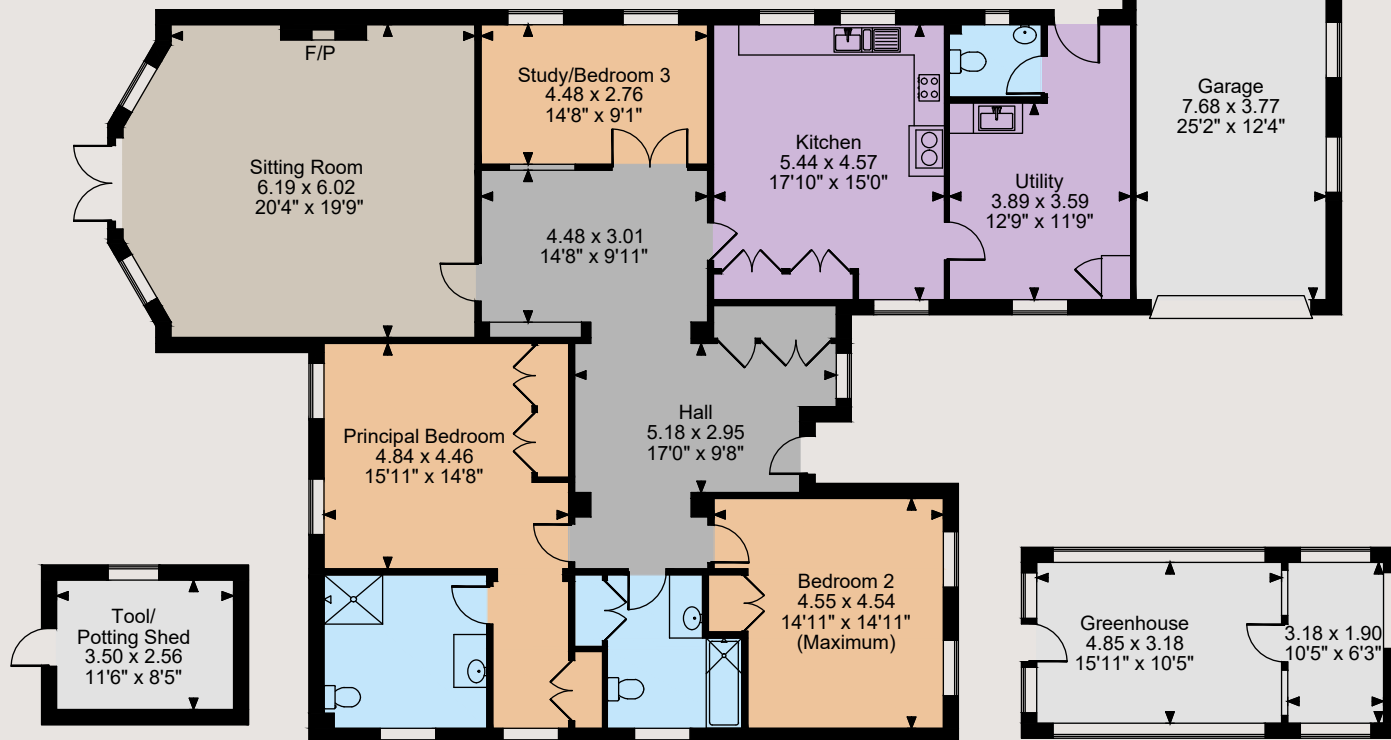
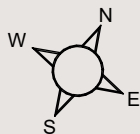
Location

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, cafés and restaurants, while a wider choice of shops, leisure facilities and supermarkets can be found in Stratford-upon-Avon, just less than 10 miles away. Further schooling can be found in Shipston-on-Stour, Stratford-upon-Avon or Banbury, including the independent Sibford School. The M40 is four miles away, while Banbury mainline station offers direct services to London Marylebone in just under an hour.





Floorplans
House internal area 2,192 sq ft (204 sq m)
Garage internal area 312 sq ft (29 sq m)
Total internal area 2,504 sq ft (233 sq m)
For identification purposes only.



Ground Floor

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



Directions

From the war Memorial proceed down Manor Lane and Hogsides is on your right hand side.

General

Local Authority: Stratford upon Avon District Council 01789 267575

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

Council Tax: Band F

Tenure: Freehold

Guide Price: Offers in Excess of £1,000,000

Informal tenders by e-mail to:
mark.smith@struttandparker.com by 12 noon on Friday 17th May.

Moreton-in-Marsh

Fosse House, High Street GL56 0LH

01608 650502

moreton@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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