

Shepherds Place, Kineton

£450,000

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Shepherds Place

Kineton, Warwick

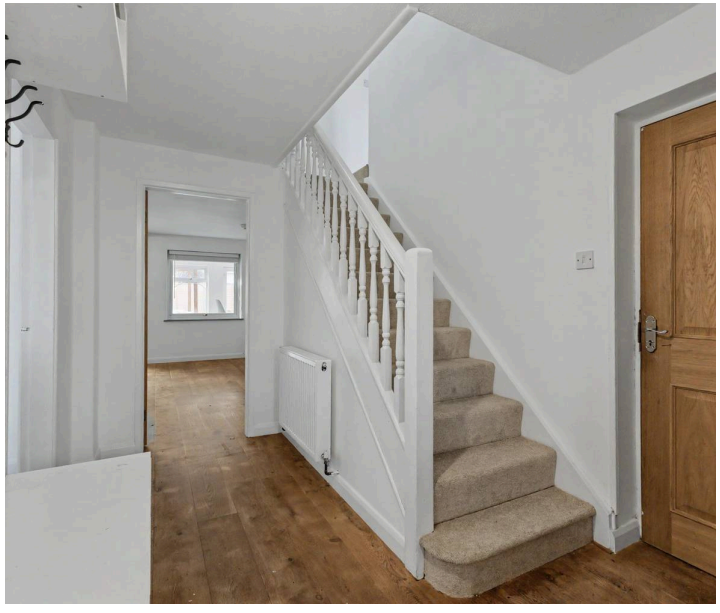
Brought to the market in the highly sought after village of Kineton is this four bedroom semi-detached house which is offered with no onward chain. Taymar has been thoughtfully extended to the rear aspect which has created additional reception space which boasts natural light and a generous flow throughout. This home is conveniently positioned to a wide range of local amenities which is just a short walk to a selection of shops, cafe, pub, a post office, doctors surgery, pharmacy and highly regarded primary and secondary schools. This is an ideal opportunity for a family who are seeking a property of this nature.

The entrance hallway leads through to a downstairs cloakroom, access to the integral garage, comfortable lounge which has a feature fire place as well as an additional reception room which would be ideal as a home office or study. The ground floor also comprises a fantastic kitchen/breakfast room which is complete with integral appliances which consists of Quartz worktops along with two Neff hide & slide ovens and a walk in pantry. From here you are able to access the well kept rear garden

Upstairs you have four comfortable bedrooms with the principal suite being further enhanced with an ensuite along with a three piece family bathroom.









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Outside, Taymar offers a well kept south facing rear garden which will suit a family who value their outdoor space. The garden also leads to a practical lean to which is ideal for storing garden tools and furniture.

There is a access to a single garage and a driveway to the front which is able to securely park off street.

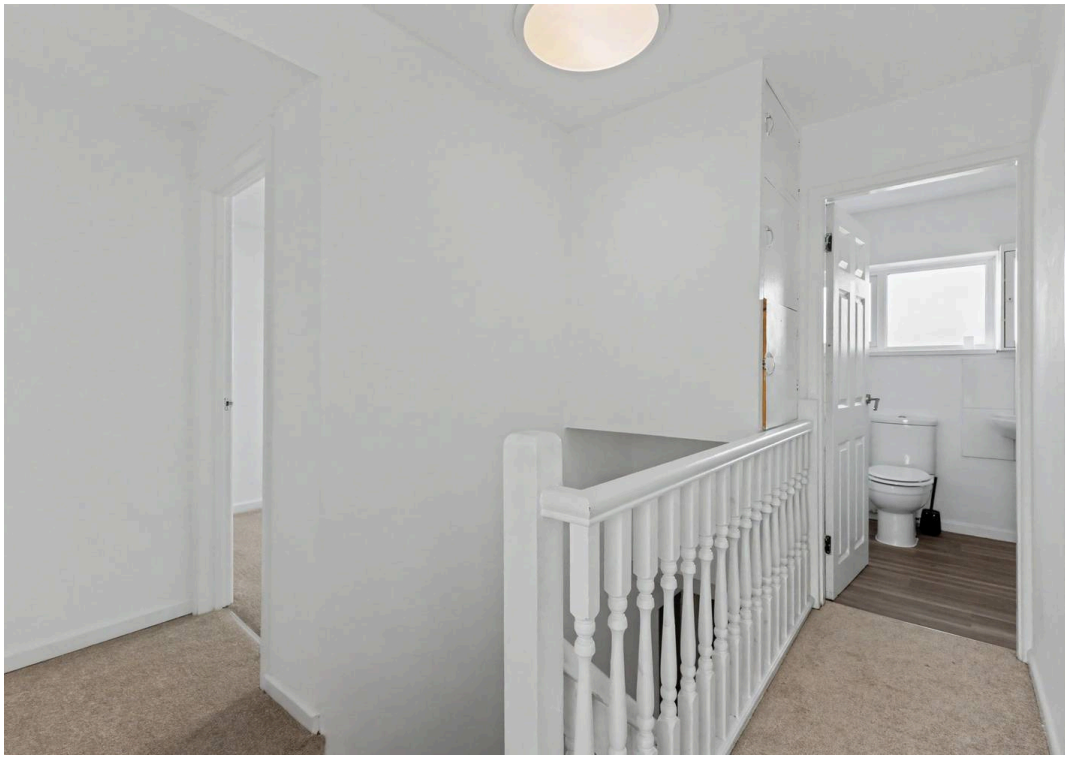
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Kineton is a well regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and Junior Schools, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdresser's and Barbers' Shop as well as an Optician, Vets, Florist, Post Office, Co-op Supermarket, Chemist with Pharmacy and a Home Furnishing Shop. The village also benefits from an award winning Chip Shop, Pizza Restaurant, Indian Restaurant, Garage themed Cafe and an Artisan Bakery. There is a Public House and a Village Hall with community library. There is a friendly community spirit within the village with a varied calendar of social events taking place.



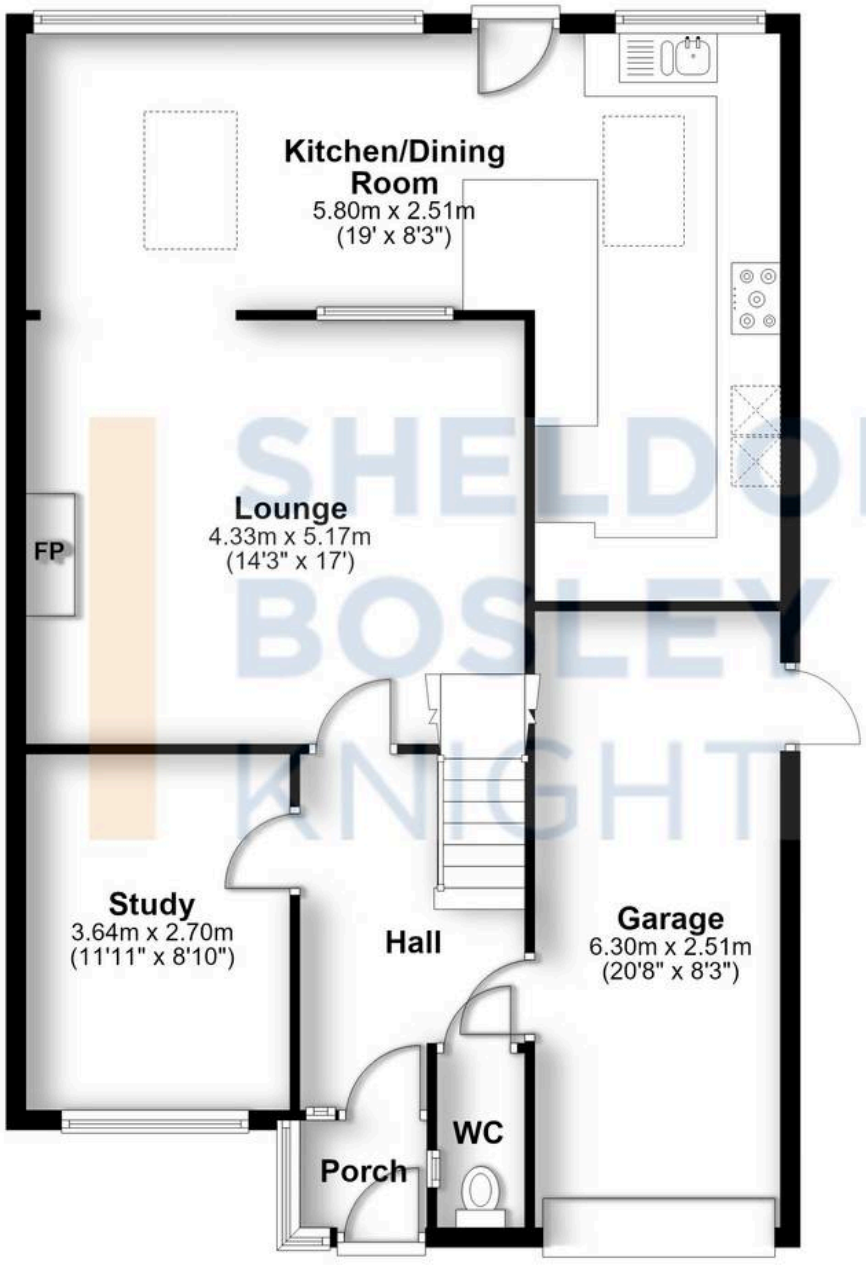






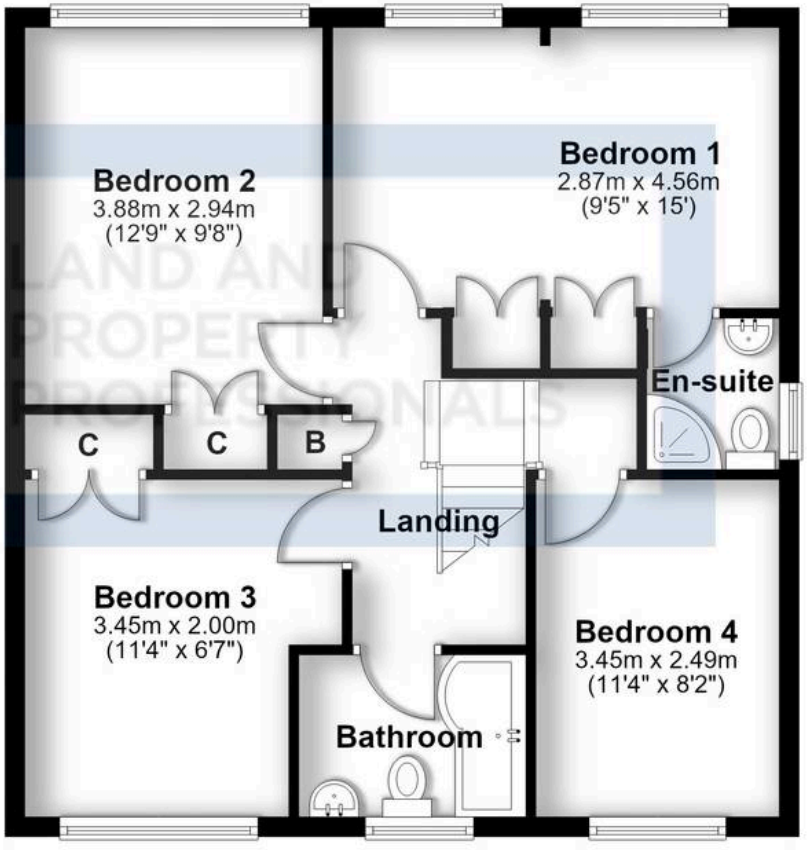
Ground Floor

Approx. 91.0 sq. metres (979.9 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



Total area: approx. 152.9 sq. metres (1645.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kineton

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.