

Kineton, Guiting Power

Offers In Excess Of **£700,000**







Situated in the heart of the Cotswold village of Kineton, this attractive detached home offers spacious and well-maintained accommodation throughout, with scope for modernisation, making it an ideal opportunity for families or those looking to downsize.

Entering through the canopy-covered front door, you're welcomed into an inviting entrance hall. To the left is a separate dining room, perfect for entertaining. Continuing down the hallway, you'll find a well-proportioned kitchen with access to the rear garden and front driveway, via the utility space, which is all plumbed in ready for washing appliances. At the end of the hall, a bright and airy living room awaits, featuring a beautiful stone fireplace with a log burner and double patio doors opening onto the rear patio area and garden.

Upstairs, the property offers three double bedrooms, two of which benefit from built-in storage, with a family shower room, an airing cupboard on the landing, which also provided access to the loft space, which has a drop down ladder and is partially boarded.

Externally, the property boasts a double garage and driveway parking for at least two vehicles. The mature, south-facing rear garden is a real highlight, featuring a lawned area, established shrubbery, and a generous patio space, ideal for outdoor dining. There is also further potential for development, subject to the relevant planning permissions. The home is warmed by oil-fired central heating.

EPC: D

Council Tax Band: F

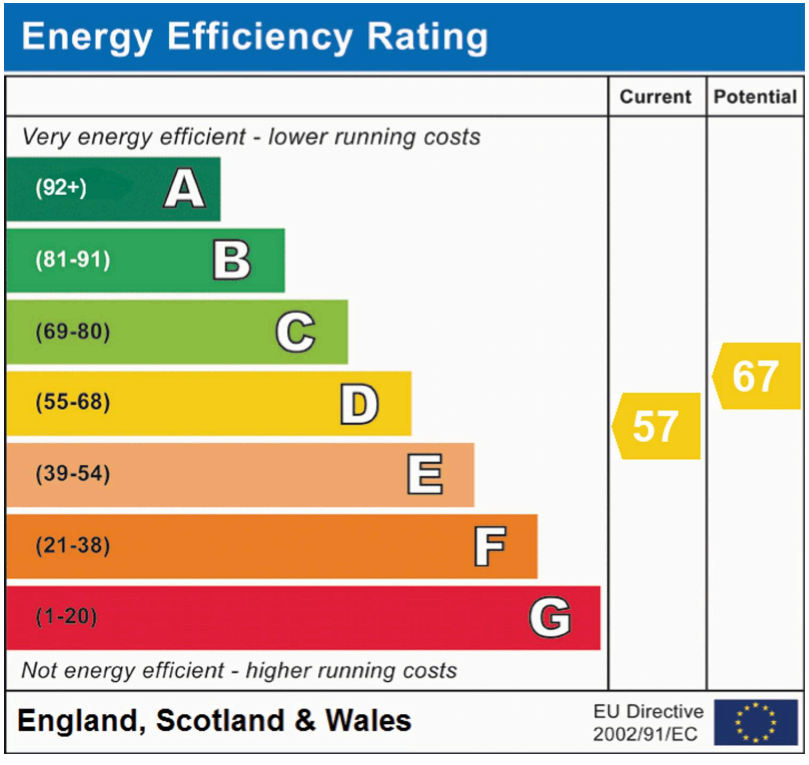
Tenure: Freehold

Kineton is a small hamlet tucked away in the area is locally know as "The Guitings". Within the hamlet itself, there is the pub, the Halfway House, and plenty of public footpaths and cycle routes leading out into the countryside.








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
57
67
England, Scotland & Wales
EU Directive 2002/91/EC

Main House Approx. Gross Internal Area:- 128.13 sq.m. 1379 sq.ft.
Garage Approx. Gross Area:- 26.49 sq.m. 285 sq.ft.
Total Approx. Gross Area:- 154.62 sq.m. 1664 sq.ft.



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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