



Threshing Barn

Warwickshire

Mark David

ESTATE AGENTS



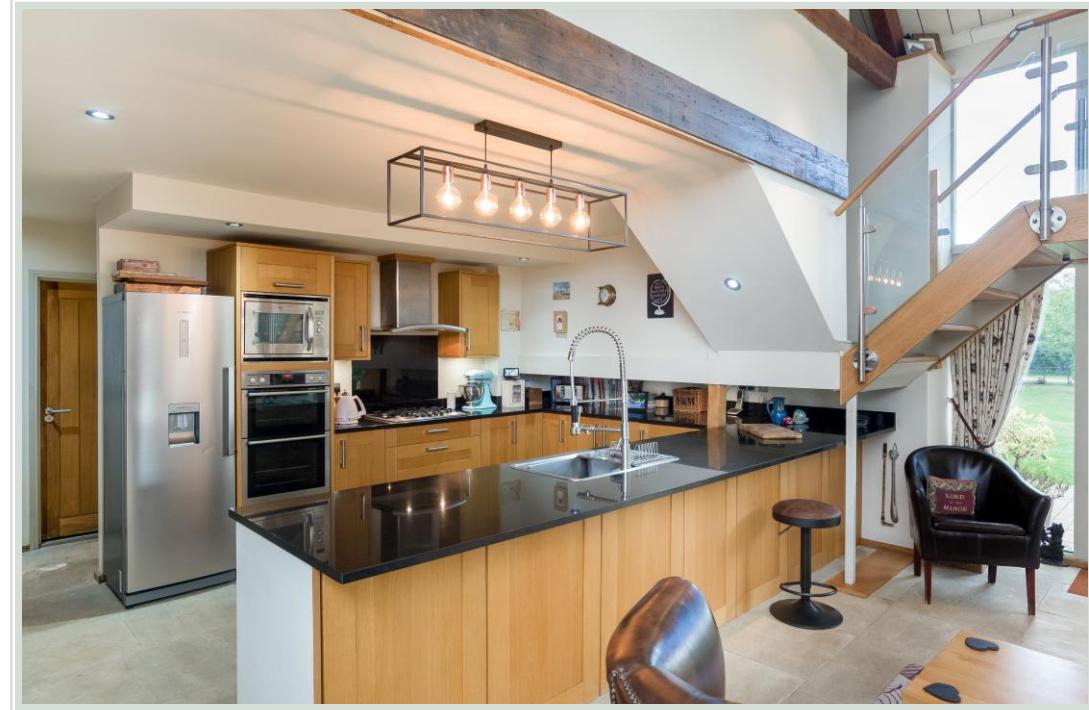
THRESHING BARN

HARDWICK FARM BARNs, TYSOE ROAD KINETON,
WARWICKSHIRE, CV35 0DY

Shortlisted as a finalist for Grand Designs Awards 2009 Threshing Barn is just one of an exclusive development of five stone barns, within a rural location offering countryside views. This contemporary four/five bedroom home offers both style and versatility.

Brief Ground Floor Accommodation

Open Plan Entrance Hall/Kitchen/Dining Room, Separate Sitting Room, Utility Room, Guest Bedroom/Study, Shower Room.



Brief First Floor Accommodation

Principle Bedroom with Bespoke En-Suite, Four further bedrooms, Family Bathroom.

Brief Outside Space

Off-Street Parking, Two Separate Garages, Just over a Quarter of an Acre of Gardens.



In all about 2602 sq.ft. / 241.80 sq.m.

Guide Price: £950,000



ACCOMMODATION

Ground Floor

Designed with space and natural light at its core, the ground floor offers exceptional open-plan living. The kitchen, dining area and impressive entrance hallway flow seamlessly together, enhanced by vaulted ceilings, exposed beams and a multi-fuel burner that forms a captivating focal point.

Separate Sitting Room

For those seeking additional privacy, the lounge provides a welcoming and comfortable retreat.

Guest Bedroom/Study

Positioned at the far end of the house, this versatile room benefits from a complementary shower room, making it ideal as guest accommodation, a home office, or a flexible workspace.

First floor

The first floor comprises four bedrooms, served by two bespoke bathrooms.

Outside

Approached via a private road leading to this exclusive development, the property benefits from two garages and ample off-street parking. The expansive, lawned garden provides an excellent outdoor space, ideal for both relaxation and entertaining.



SITUATION & AMENITIES

Kineton is a large South Warwickshire village situated 11 miles from Banbury and Warwick and 12 miles from Stratford-upon-Avon and Leamington Spa. Kineton has a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two Doctors' Surgeries, two Public Houses, Indian Restaurant and Takeaway, Chinese Takeaway, Sports and Social Club, Butchers, Florist and Primary and Secondary schools.

Kineton is situated about 3 miles from Junction 12 of the M40 Motorway at Gaydon, which gives good access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

DISTANCES

J12 of the M40 c. 3 miles
Banbury c.11 miles
Warwick c.11 miles
Stratford-Upon-Avon c. 12 miles
Leamington Spa c. 12 miles
Oxford c. 42 miles
Birmingham c. 43 miles





SERVICES

The property has gas LPG central heating throughout. Water and electricity are connected to the property. There is a septic tank for drainage.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Stratford Upon Avon
Council Tax Band: G

VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington 01869 338898

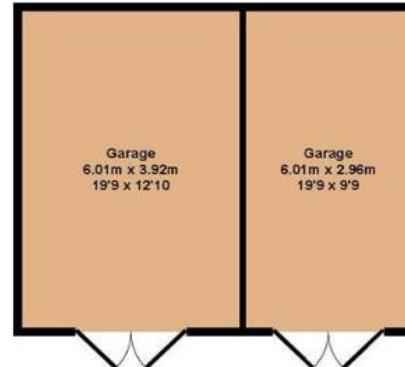
BUYERS PURCHASE FEE:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

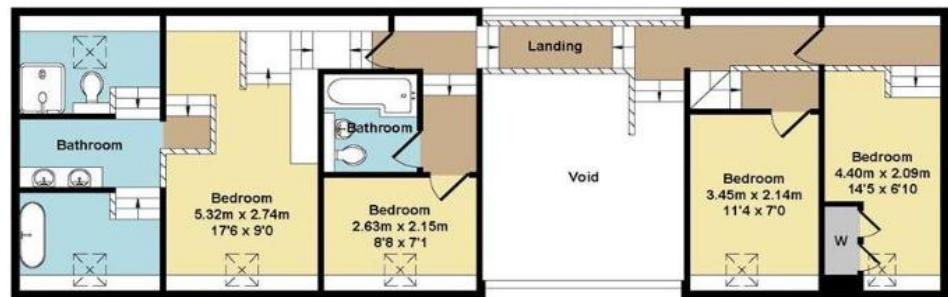


Total Approx. Floor Area 241.80 Sq.M. (2602 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage Approx. Floor Area 41.90 Sq.M. (451 Sq.Ft.)



Mark David

E S T A T E A G E N T S



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5. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
6. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn.
7. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

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