



OAKWOOD



COURT CLOSE

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An **exclusive development**  
of **detached bungalows** and **houses**

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COURT CLOSE

**Court Close is an exclusive development in the beautiful village of Kineton. Lying in the Warwickshire countryside, the village provides everything needed for daily life, including a supermarket, butcher, post office and optician.**



For relaxation in the evenings there are two pubs, one with a Chinese takeaway, an Indian restaurant and a fish and chip shop. Stratford-Upon-Avon is just 11 miles away with The Royal Shakespeare Theatre lying next to the river Avon.

The development lies close to the M40 motorway, with links to London and Birmingham, and is ideally situated for commuting to Banbury, Stratford-Upon-Avon and Leamington Spa. For London commuters, trains from Banbury Station can take you to Marylebone in an hour. There are regular bus services to all of the neighbouring towns.

Court Close consists of just 10 plots, with a mix of two and three bedroom bungalows and three bedroom houses. The development is landscaped and set in its own secluded and landscaped area. Each house has its own private garden, a car port and parking spaces, and the site has parking spaces for visitors as well.

All plots have a spacious kitchen/dining area with a separate living space, with doors leading out to an enclosed garden. The three bedroom bungalows and the houses all have a master bedroom with en-suite and shower. The houses also benefit from a guest WC on the ground floor and a utility room.

Ideal for families or those with an active lifestyle, this is a wonderful place to live. The surrounding countryside offers many places to walk, including Burton Dassett, and the village has an active community life. There are local Primary and High Schools, with the University of Warwick just a 30 mile drive away.

Sports enthusiasts will find many teams in Kineton including football, cricket and badminton clubs and the neighbouring towns offer many more recreational facilities.



## Site Plan

Idyllic village living in the heart of Kineton, Warwickshire



▲ Three Bedroom House - Kitchen | Computer generated image





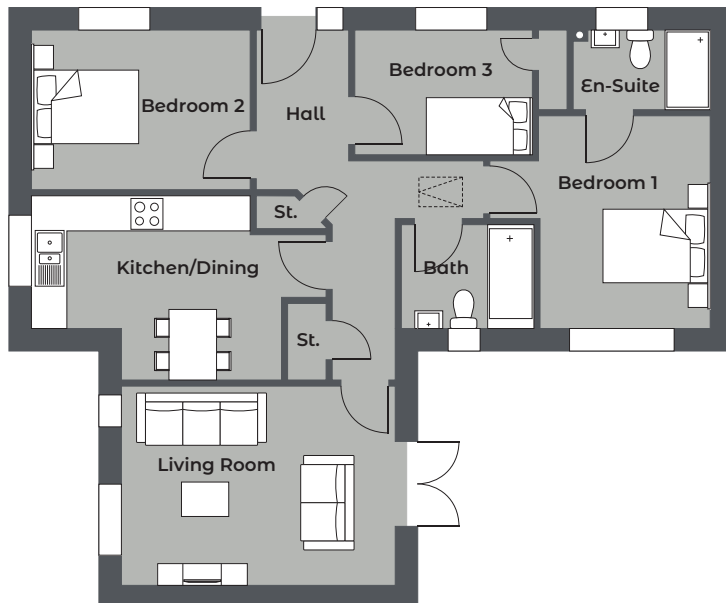
## Bungalows

Three bedroom  
Nos. 1 & 8

Two bedroom  
Nos. 3, 4 & 5



▲ Two Bedroom Bungalow | Computer generated image



### THREE BEDROOM BUNGALOW

Kitchen/Dining \*  
4.9m x 3.1m  
15'1" x 11'1"

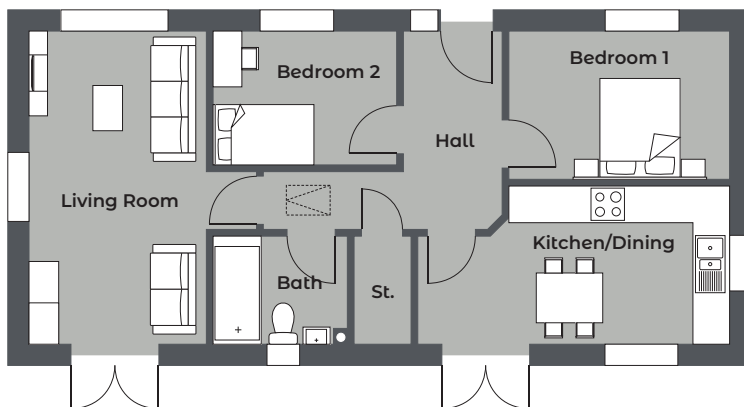
Living Room  
4.6m x 3.4m  
16'0" x 10'2"

Bedroom 1  
3.7m x 2.7m  
12'1" x 8'10"

Bedroom 2  
2.9m x 3.6m  
9'6" x 11'9"

Bedroom 3  
3m x 2.1m  
9'10" x 6'10"

\*maximum measurements



### TWO BEDROOM BUNGALOW

Kitchen/Dining  
5.1m x 2.5m  
16'8" x 8'2"

Living Room  
2.9m x 5.1m  
9'6" x 16'8"

Bedroom 1  
3.7m x 2.4m  
11'9" x 7'10"

Bedroom 2  
3m x 2.1m  
9'10" x 6'10"

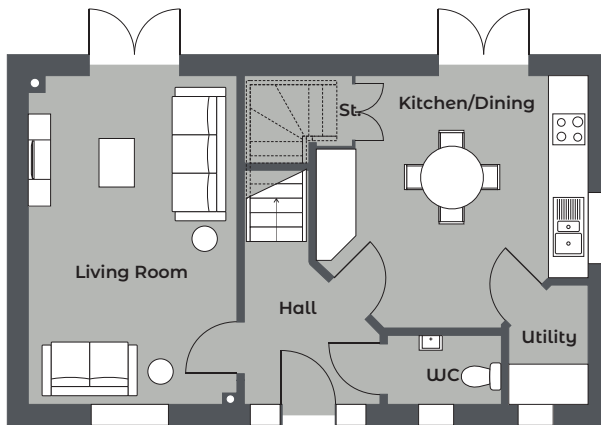


# Three Bedroom House

Nos.  
2, 6, 7, 9 & 10



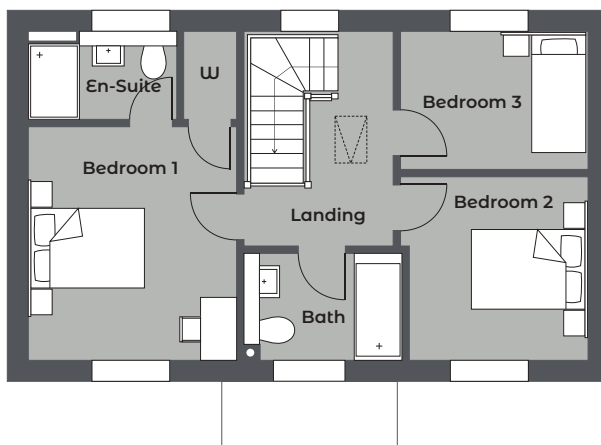
▲ Three Bedroom House | Computer generated image



## GROUND FLOOR

Kitchen/Dining *	
4.2m	x 3.9m
13'9"	x 12'9"
Living Room	
3.2m	x 5m
10'5"	x 16'4"
Utility	
1.8m	x 1.2m
5'10"	x 3'11"

\* maximum measurements



## FIRST FLOOR

Bedroom 1	
3.2m	x 2.6m
10'5"	x 8'6"
Bedroom 2	
2.8m	x 2.8m
9'2"	x 9'2"
Bedroom 3	
2.9m	x 2.1m
9'6"	x 6'10"

# Specification

## Windows and Doors

- Ivory grain effect UPVC double-glazed casement windows and French doors with 3-point locking
- Black UPVC front entrance door with 3-point locking

## Heating & Plumbing

- Gas fired combination boiler for heating and hot water (LPG district gas)
- Underfloor heating to ground floor with radiators to first floor
- Plumbing for washing machine and tumble dryer
- White sanitary ware, chrome bathroom fittings, mains supply thermostatic shower, glass screens to shower enclosures and over baths
- Outside tap

## Electrics

- LED down-lighting to hall, kitchen, cloakroom\*, bathroom and en-suite\*
- Low-energy pendant light fittings to utility, living room, landing, bedrooms and walk-in wardrobe\*

- White light switches and sockets
- Shaver/Toothbrush socket in bathroom and en-suite
- TV aerial points to kitchen, living room and bedrooms
- BT master socket to living room
- Intruder alarm cabling provision
- Mains operated smoke/heat detectors
- Front door bell
- Outside lights to entrance door, rear of property and carport
- Outside power socket
- Electric car charging point to carport
- 2 x solar PV panels

## Kitchen

- Fitted kitchen with stainless steel appliances comprising electric oven, electric hob, extractor hood, integrated dishwasher and integrated fridge/freezer
- Space for free-standing washing machine and tumble drier (bungalows only)
- Laminate worktops and upstands

## Utility (House only)

- Laminate worktop with space below for washing machine and tumble dryer

## Internal Finishes

- Pre-finish oak veneer internal doors with satin chrome ironmongery
- Ceramic floor tiling to kitchen and utility
- Ceramic tiled floors and part-tiled walls to bathroom, en-suite\* and cloakroom\*
- Matt emulsion paint finish to walls and ceilings
- Satinwood paint finish to woodwork

## Outside

- Patio area to rear
- Timber fencing to garden boundaries
- Planting and turf to front garden areas
- Rear/side garden areas prepared for seeding or turfing

\* where applicable

# SHELDON BOSLEY KNIGHT

To arrange a viewing/sales enquiries please contact  
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