

A photograph of a large, ivy-covered stone building. The ivy is dense and green, covering most of the facade. To the left, a white van is parked on a paved area. In the background, a stone building with a gabled roof is visible. The sky is overcast. A dark blue banner with white text is in the top right corner.

Peter Clarke

Fairfield House, Banbury Street, Kineton, Warwick, CV35 0JS

Offers over: £275,000

**A rare opportunity to acquire this traditional semi-detached period dwelling with out buildings within the garden, which currently offers an option of complete refurbishment/renovation or re-development, subject to local authority planning permission and current building regulations approval. This project isn't for the faint hearted and requires internal and external inspection to appreciate the extent of the works required. Viewing is strictly by appointment only.**

KINETON is a popular South Warwickshire village with a good range of amenities including a variety of shops, Inns, Churches and Doctors Surgery. There is also a full range of schooling for all ages. Access to the M40 motorway is from Junction 12 at Gaydon

### GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is oil connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band E**.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

### CURRENT ENERGY PERFORMANCE CERTIFICATE

**RATING: F.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** At the T-junction by the White Swan Hotel, take a right hand turning and follow the road around. Take the left hand turning immediately after the fish and chips shop and the property can be found on your left hand side.

**VIEWING:** By Prior Appointment with the Selling Agents.

### REGULATED BY RICS



**01789 841114**

**www.peterclarke.co.uk**

Warwick Road, Wellesbourne, Warwickshire CV35 9ND  
wellesbourne@peterclarke.co.uk

**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**