



Connells

Little Pittern  
Kineton Warwick





### Property Description

Stunning four bedroom detached family home located in a quiet cul-de-sac in the village of Kineton.

Comprising to the ground floor a lounge, study, cloakroom, a spacious open plan kitchen/ dining room, utility room and a family room benefiting bi-fold doors across the rear of the property.

To the first floor there are four generous sized bedrooms, the master benefiting from an ensuite and a modern family bathroom.

Externally the property provides a driveway, detached double garage and a landscaped rear garden.

CONTACT US NOW TO ARRANGE YOUR VIEWING!!

### Introduction

The well established and lively village of Kineton is situated on the M40 corridor conveniently located for junction 12 at Gaydon, some four miles from the well established village of Wellesbourne, which lies five miles to the east of historic Stratford upon Avon and some six miles to the south of the County Town of Warwick. Main line stations can be found in Banbury, Warwick Parkway and Leamington Spa.

The village offers a good range of amenities including Junior and Senior schools and play group, Post Office and a good variety of local specialist shops including Hairdressers, Florist/garden shop, Coffee shop and a small Supermarket; in addition there is one Inn, Doctors Surgeries, Bakers, Vet, Churches, a Village Hall and a thriving Sports and Social Club.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the Kitchen/Dining Room, Study/Playroom, Cloakroom and;

### Lounge

15' 8" x 11' 4" ( 4.78m x 3.45m )

Having double glazed Bay window to the front elevation, radiator and feature built in fire effect electric fire;

### Cloakroom

Fitted with a wash hand basin, low level W/C, heated towel rail and obscure double glazed window to the front elevation;

### Study/Play Room

11' 8" x 8' 6" ( 3.56m x 2.59m )

Having double glazed Bay window to the front elevation and radiator:

### Kitchen/Diner/Family Room

18' 8" MAX x 27' 2" MAX ( 5.69m MAX x 8.28m MAX )

### Kitchen/Dining Room

A spacious and beautifully finished modern fitted kitchen with wall and base mounted units and complementarity worksurfaces over, two integrated electric ovens with induction hob and extractor hood over, inset stainless steel sink and drainer unit with mixer tap over, integrated dishwasher and american fridge/freezer. Having a breakfast bar, fitted matching side unit, ceiling spotlights, radiator

and ample space for dining. With double glazed window to the rear elevation, opening through to the Family room and door to;

### Utility

Fitted with wall and base units with work surfaces over, incorporating sink and drainer unit. There is space and plumbing for washing machine, tumble dryer and storage cupboard.

### Family Room

Light and airy, versatile room with bi-fold doors across the rear elevation leading into garden.

### First Floor

### Landing

Having radiator, airing cupboard and doors to all bedrooms and bathroom;

### Bedroom One

6' 7" MAX x 11' 7" MAX ( 2.01m MAX x 3.53m MAX )

Having double glazed window to the front elevation, radiator, built in wardrobes and door to:

### En Suite Shower Room

### Bedroom Two

14' MAX x 8' 6" ( 4.27m MAX x 2.59m )

Having double glazed window to the front elevation, radiator and built in wardrobes.

### Bedroom Three

11' 8" x 7' 6" MAX ( 3.56m x 2.29m MAX )

Having double glazed window to the rear elevation and radiator.

### Bedroom Four

10' 6" MAX x 9' 5" MAX ( 3.20m MAX x 2.87m MAX )

Having double glazed window to the rear elevation, radiator and built in wardrobes.

### Bathroom

Having wall mounted WC, vanity wash hand basin, bath with shower over, heated towel rail and obscure double glazed window to the rear elevation.,

### Outside Front

Having driveway and parking for several vehicles

### Double Garage

Having electric roller shutter doors, fully boarded loft space and power and light,

### Rear

A recently landscaped rear garden, benefiting from porcelain tiled patio areas, raised planters, outdoor lighting, door into the garage and gate leading to the driveway to the side.

### Council Tax

Local Authority: Stratford District Council  
01789 267575

[www.stratford.gov.uk/council/bandings.cfm](http://www.stratford.gov.uk/council/bandings.cfm)

### Viewings

Strictly by prior appointment via the selling agent.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WBE103581](http://connells.co.uk/Property/WBE103581)**

Tenure: Freehold



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