



Kimble Close

KNIGHTCOTE, CV47 2SJ

Nathaniel Cleaver
The **Leamington Spa** Property Expert



Kimble Close

Occupying a prominent position at the head of the Close is this very well presented detached family residence. It is the only stone built house in the Street and was built in 1991 by Berkeley Homes. It was the old show home and has only ever had one set of owners.



*To see video, legal pack and
more information scan QR code*



The property sits on a very generous corner plot and is surrounded by rolling countryside but is also a stones from Jaguar Land Rover, Aston Martin and the M40 which gives easy access to Leamington Spa, Warwick, Stratford Upon Avon and Banbury town centres.

Property at a glance

Executive Detached Residence

Five Bedrooms

Three Bathrooms & downstairs WC

Substantial Sized Plot

Enclosed Mature Gardens

Driveway Parking For Two Cars & Double Garage

Living Room, Dining Area & Snug

Built 1991, Only Had One Owner

Surrounded By Rolling Countryside

EPC Rating – D





This really is the ideal family home and offers flexible and versatile living throughout yet still also offers scope for further expansion.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

Ground Floor

The property is entered through a paved pathway via the enclosed front garden where you have a great sized and very welcoming hallway, you have immediate access to the cosy living room with patio doors leading out to the garden, it also has an Inglenook fireplace with multi fuel burner, it has a formal dining room overlooking the rear garden, a breakfast kitchen which is light and airy throughout and has access to the utility room, a dual aspect snug which could easily be used as a study, office or children's play / gaming / music room and there is also a downstairs WC.

First Floor

Upstairs you have the large principle bedroom which has two built in double wardrobes and a four piece en suite bathroom, bedroom two also has a built in storage and en suite shower room, bedroom's three and four also have built in wardrobe space, bedroom five is more of a single room or study or nursery and there is a nice sized family bathroom.

Outside

The property is surrounded by garden space, the rear garden is of Eastern orientation and has many hidden patio areas as well as having lots of mature trees, shrubs and herbaceous borders. There is a side courtyard garden entered through an archway and on the back of the property is a gravel driveway offering parking for two cars and a double garage.



The Seller's View

"My parents favourite room always used to be the living room. It has such a cosy feel to it and on a cold winters morning or particularly Christmas Day, we would all be sat around the log burner.

They also loved opening the French doors out on to the large enclosed garden where we had many family parties and summer BBQ's."



"Our favourite room – Living room"

Services

Main water, oil and electric

Tenure

Freehold

Local Authority & Tax Band

Stratford Upon Avon District Council

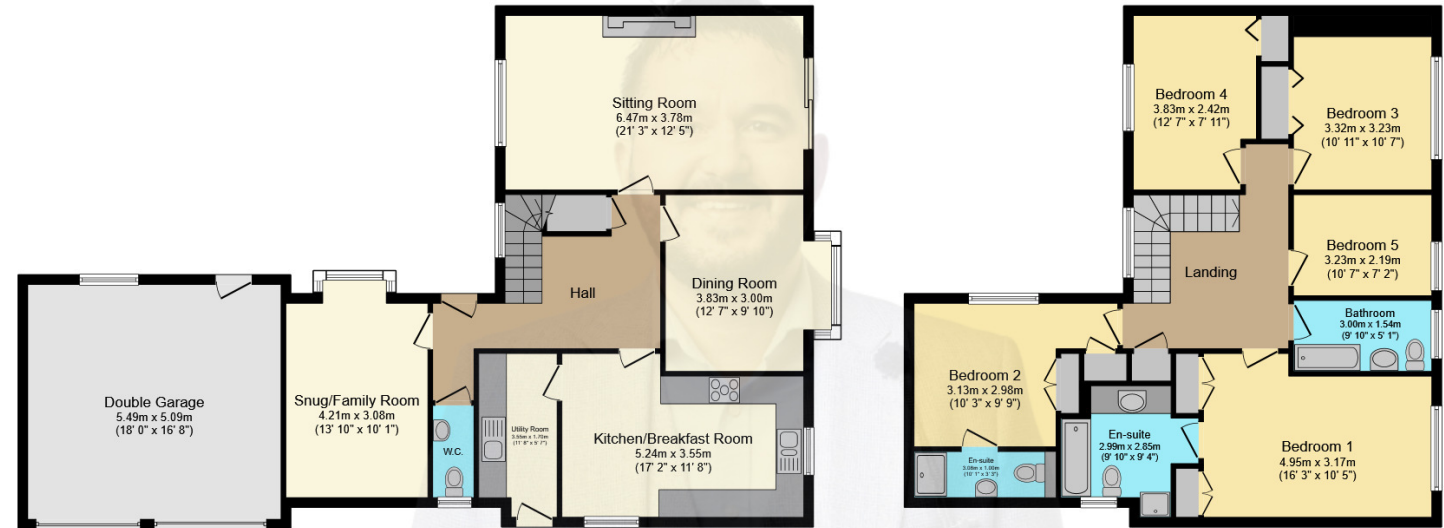
Tax band - G

Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver 07793 363210

nathaniel@thepropertyexperts.co.uk



Ground Floor

Floor area 120.4 m² (1,296 sq.ft.)

First Floor

Floor area 90.2 m² (971 sq.ft.)

TOTAL: 210.6 m² (2,267 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Amenities/Distances

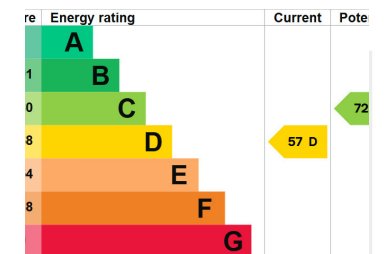
Close to all local amenities, M40 and Royal

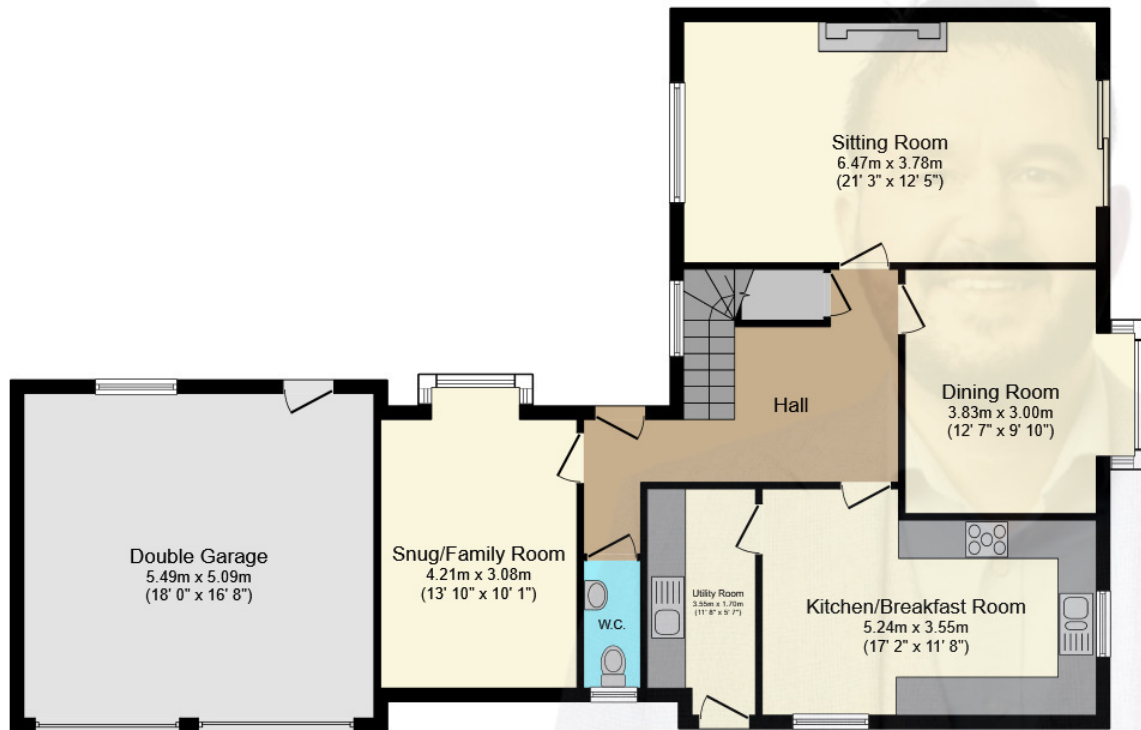
Leamington Spa, Warwick, Banbury & Stratford

Upon Avon town centres.

AGENTS NOTES

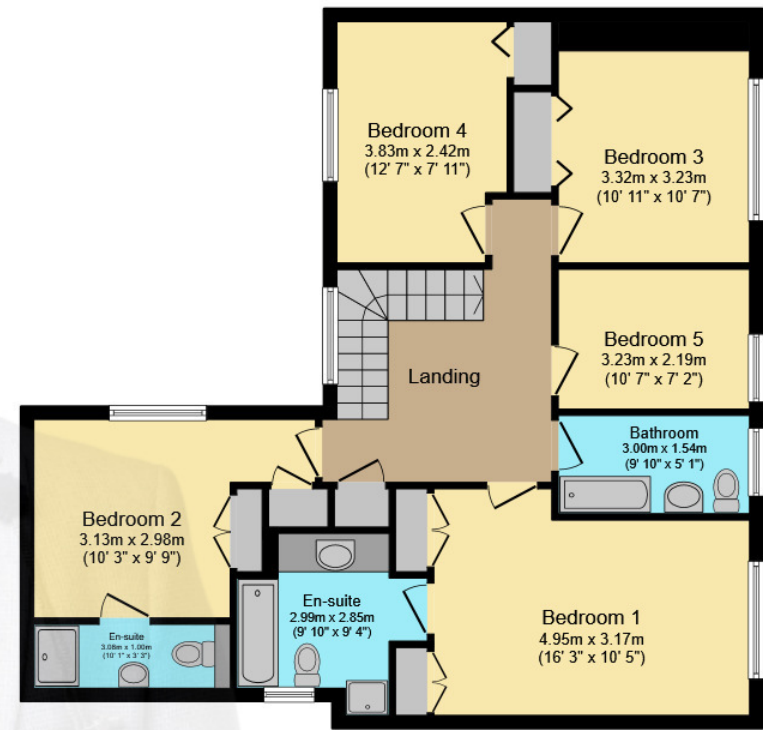
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





Ground Floor

Floor area 120.4 m² (1,296 sq.ft.)



First Floor

Floor area 90.2 m² (971 sq.ft.)

TOTAL: 210.6 m² (2,267 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

About the **Area**

Knightsote

Knightsote is a hamlet around five miles south-west of Southam. The name relates to Ralph de Knytecote, who owned the land in 1242. There is a mineral spring called 'Stockwell' in the area.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



Plot Size: 0.35 Acres 1,415.00 sq.m



12,000 mortgages from over 90 lenders

The mortgage market is ever changing and your circumstances are unique. To find out how much you can borrow, what the costs are likely to be and what the monthly repayments are please contact:

The Mortgage Experts on
0333 1883 480 or
email mortgage.experts@mab.org.uk



Scan the QR code
to see our mortgage
calculator

Visit www.mortgageadvicebureau.com for evidence. Your home may be repossessed if you do not keep up the payments on your mortgage. We are authorised and regulated by Mortgage Advice Bureau, who are authorised and regulated by the Financial Conduct Authority. There may be a fee for mortgage advice. The exact amount will depend on your circumstances, but a typical fee is £495 and will not exceed 1% of your loan amount.

Nathaniel Cleaver

The **Leamington Spa** Property Expert

📞 07793 363210

🌐 thepropertyexperts.co.uk

✉ nathaniel@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



Scan QR code to
to follow me on
social media