



Kimble Close

KNIGHTCOTE, CV47 2SJ

Nathaniel Cleaver
The **Leamington Spa** Property Expert



Kimble Close

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



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



This property has a newly fitted integrated kitchen, re fitted family bathroom, en suite and downstairs WC, new flooring throughout downstairs, new solid wooden doors and it has been redecorated from top to bottom by the current owners.

Property at a glance

Executive Detached Family Residence

Five Bedrooms

Family Bathroom, En Suite & Downstairs WC

Open Plan Family Kitchen / Dining Area

Living Room, Play Room & Utility Room

Driveway Parking & Double Garage

East Facing Enclosed rear Garden

Built 1991

EPC Rating – D





“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 very welcoming hallway, you have a downstairs WC, great sized living room which is the full width of the house, it has patio doors leading out to the garden and a multi fuel burner. The heart of the house is the recently re fitted open plan kitchen / dining area, it also has a play room or study just off it as well as a utility room which has great storage and an additional dishwasher and double integrated garage.

First Floor:

Upstairs you have the large principle bedroom which has two built in double wardrobes and a four piece en suite bathroom, it has two further good sized double bedrooms, bedroom four is currently being used as a nursery and bedroom five is currently a study with a built in desk, there is also a recently re fitted four piece family bathroom.

The property has a good sized rear garden which is of Eastern orientation and has a good sized patio area off the back of the living room and kitchen area, it also has lots of mature trees, shrubs and herbaceous borders. There is a gravel driveway offering parking for two cars and in front of the double garage.



The Seller's View

"Our favourite room in the house is the open plan kitchen which is great for entertaining and keeping an eye on the kids while they play. We get to enjoy the morning sun all year round thanks to the large bi-fold doors, bi-fold windows and the Velux window.

The bifold windows open out to the outdoor breakfast bar. Being able to enjoy the morning coffee while looking out to the view beyond the garden is a particular highlight."



"Our favourite room – open plan kitchen / dining area"

Services

Main water and electric

Tenure

Freehold.

Local Authority & Tax Band

Stratford Upon Avon District Council

Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

nathaniel@thepropertyexperts.co.uk

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 1000MB average download speed.

Utilities: Mains electricity and mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Amenities/Distances

Close to all local amenities, M40 and Royal

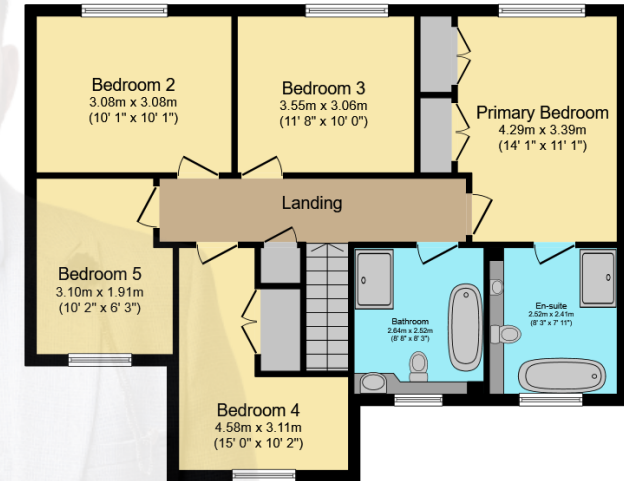
Leamington Spa, Warwick, Banbury & Stratford

Upon Avon town centres.



Ground Floor

Floor area 109.0 m² (1,173 sq.ft.)



First Floor

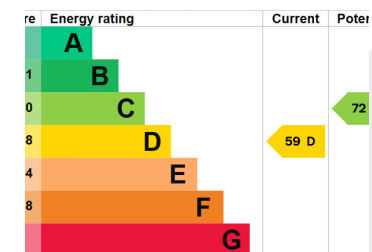
Floor area 79.9 m² (860 sq.ft.)

TOTAL: 188.8 m² (2,033 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

AGENTS NOTES

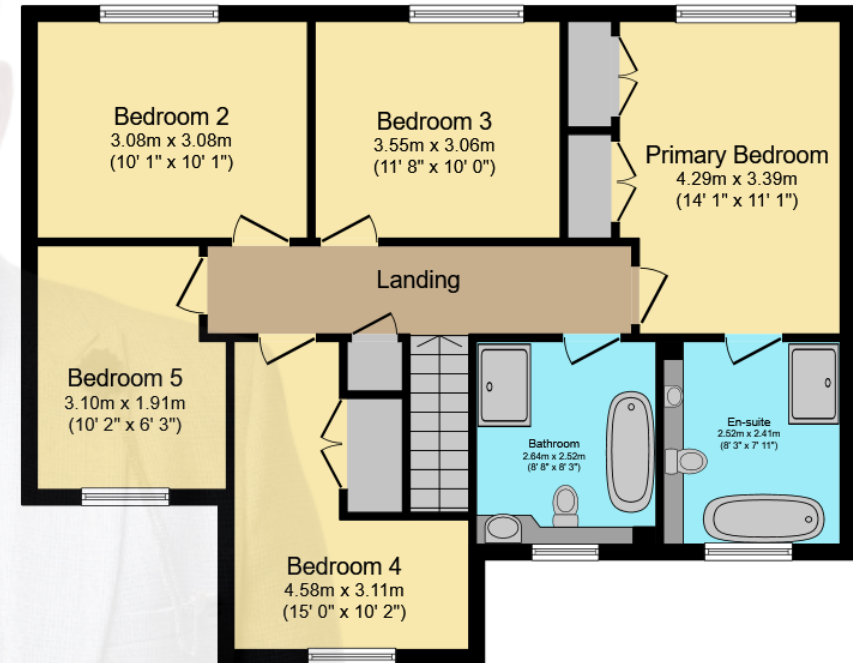
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About the Area

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



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Why choose The Property Experts to sell your property

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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.



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