



Kennedys



4 Bed Detached | Norton Grange, Little Kington | £900,000

## Description

Welcome to this stunning and spacious family residence located in the prestigious Norton Grange estate in Little Kineton, Warwickshire. Offering approximately 2,500 sq ft of versatile living space, excluding the garage, this beautifully designed home combines modern convenience with classic charm, ideal for contemporary family living.

### Ground Floor:

As you enter, you are greeted by a welcoming hall leading to an array of generously proportioned rooms. The expansive lounge features an Inglenook fireplace, creating a cozy and inviting atmosphere. Adjacent to the lounge, the elegant dining room is perfect for formal dining occasions, seamlessly connecting to the charming garden room, ideal for relaxing with views of the garden.

The heart of the home is the impressive kitchen/diner, equipped with modern appliances and ample storage space, making it a culinary enthusiast's dream. The adjoining utility room/boot room offers additional practicality for everyday tasks. Completing the ground floor is a versatile study, perfect for a home office, and a convenient WC.

### First Floor:

Ascending to the first floor, the gallery landing provides access to four well-appointed bedrooms. The luxurious master bedroom features a private ensuite bathroom, offering a tranquil retreat. Three additional spacious bedrooms are perfect for family members or guests, serviced by a contemporary family bathroom.



- Spacious Family Home
- 4 Double Bedrooms
- 2 Bathrooms
- 4 Reception Rooms
- Downstairs Cloakroom
- Utility Room/Boot Room
- Secluded Setting
- Walking Distance to Kineton Village
- Double Garage
- Generous Driveway

## Outside:

The beautifully landscaped side and rear gardens offer peaceful patio areas, lush lawns and mature planting, ideal for gardening enthusiasts, family gatherings or relaxing in the fresh air.

## Parking:

Double garage with electric roller door, power and light plus generous driveway parking for multiple vehicles.

Nestled in the picturesque village of Little Kineton, Warwickshire, this exceptional property benefits from the tranquility and beauty of rural living while maintaining close proximity to modern conveniences. Kineton is known for its vibrant community, historic charm, and excellent local schools. The village offers a range of amenities, including shops, pubs, and recreational facilities, ensuring a comfortable and enjoyable lifestyle.

The property is situated within the exclusive Norton Grange Estate, a highly sought-after residential area renowned for its high quality homes and beautifully landscaped surroundings. Residents of Norton Grange enjoy a peaceful and secluded setting with easy access to the broader amenities of Kineton.

With easy access to major transport links, including the M40, commuting to nearby towns and cities such as Stratford-upon-Avon, Warwick, and Banbury is convenient and straightforward.

This exceptional property offers a unique opportunity to own a spacious family home designed for modern living in the heart of Little Kineton, within the prestigious Norton Grange

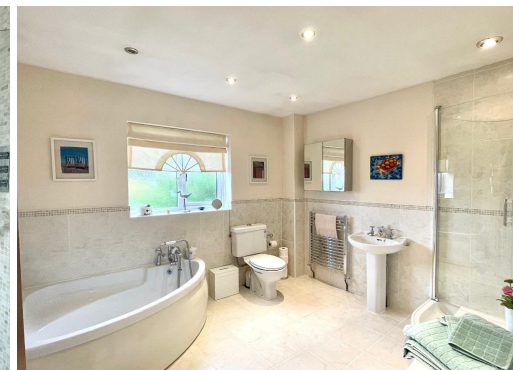


Estate. Contact us today to arrange a viewing and experience the charm and elegance of this magnificent residence firsthand.

## Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is by oil-fired central heating. We are advised that there is an annual estate maintenance charge of approximately £250. Council Tax Band G with Stratford on Avon District Council.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.









Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT US

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FIRST FLOOR

Indicative floor plans for illustration purposes only



