



Norton Grange, Little Kington CV35 0DP

**SHELDON  
BOSLEY**  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS







# Key Features

- Set on the Edge of a Sought After Private Residential Estate
- Countryside Views Over the Dene Valley
- Attractive Family Home set in 3 Acres of Gardens and Grounds
  - Access to a 2 Acre Amenity Field
  - Five Bedrooms - 2 Bathrooms
- Modern Open Plan Kitchen/Dining Room
- Separate Study and Living Room
- Garage and Ample Driveway Parking
- Less than Half a Mile to Kineton Village with Amenities
  - Easy Access to Gaydon & M40







## The Property

A fabulous opportunity to acquire a generous sized family home in a quiet location. Nestled in a prime position on the private residential estate of Norton Grange, this stunning five-bedroom home offers the perfect blend of space, privacy and countryside charm. This attractive home is set within three acres of gardens and grounds and enjoys open views over the Dene Valley.

The heart of the home is the impressive open-plan kitchen and breakfast room with underfloor heating and featuring bi-fold doors leading out into the garden. A spacious lounge, complete with a modern AGA multi fuel wood burning stove creates a cosy retreat for winter evenings. A spacious entrance hallway, study, utility room, guest cloakroom and integrated garage complete the ground floor.

Upstairs, the master suite boasts dual-aspect windows overlooking a central green, a dressing area and an en-suite shower room. Four additional double bedrooms are served by a newly refurbished family bathroom with a luxurious rain shower and side jets. A generous landing enhances the sense of space.

Outside, the property enjoys ample parking on the private driveway including a 7kW car charging point and large gardens to the front and rear. A charming orchard with apple and plum trees leads to a two-acre amenity field stretching down to the River Dene.



Hallway

Guest Cloakroom

Lounge  
15'0" x 21'5"

Study  
8'8" x 12'0"

Kitchen/Dining Room  
14'8" x 31'6"

Utility Room

On the First Floor

Bedroom One  
12'8" x 21'5"

En-Suite Shower Room

Family Bathroom

Bedroom Two  
12'0" x 12'1"

Bedroom Three  
11'11" x 9'8"

Bedroom Four  
11'11" x 9'1"

Bedroom Five  
14'10" x 24'11"

Garage  
16'10" x 17'10"







#### Nearby

Just a stone's throw from the sought after village of Kineton with all of the wonderful amenities it has to offer including a Co-Op store, florist, Post Office, hairdressers, barbers, artisan bakery, pharmacy, two doctors surgeries, village hall, garage-themed cafe, opticians, veterinary practice, cricket ground, Indian restaurant, public house, pizza restaurant, secondary and a primary school.

The nearby North Cotswolds provide endless countryside walks, while Norton Grange also enjoys excellent transport links including railway connections and motorway access. This property truly offers an idyllic rural lifestyle with convenience at your doorstep.

#### Services

Mains water, and electricity are connected to the property. Oil central heating

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Gigabit Fibre to the Premises is currently being installed to properties in Norton Grange.

#### Fixtures and Fittings

All items mentioned in these particulars and below are included in the sale price, all others are expressly excluded.

#### Council Tax

We understand that the property has been placed in band G with Stratford District Council.

#### Tenure

We understand that the property is for sale Freehold

#### Viewings

Viewings strictly by appointment with the Agents.

#### Service Charge

There is a service charge approximately £300 per annum to cover the management and maintenance of communal areas within the development.



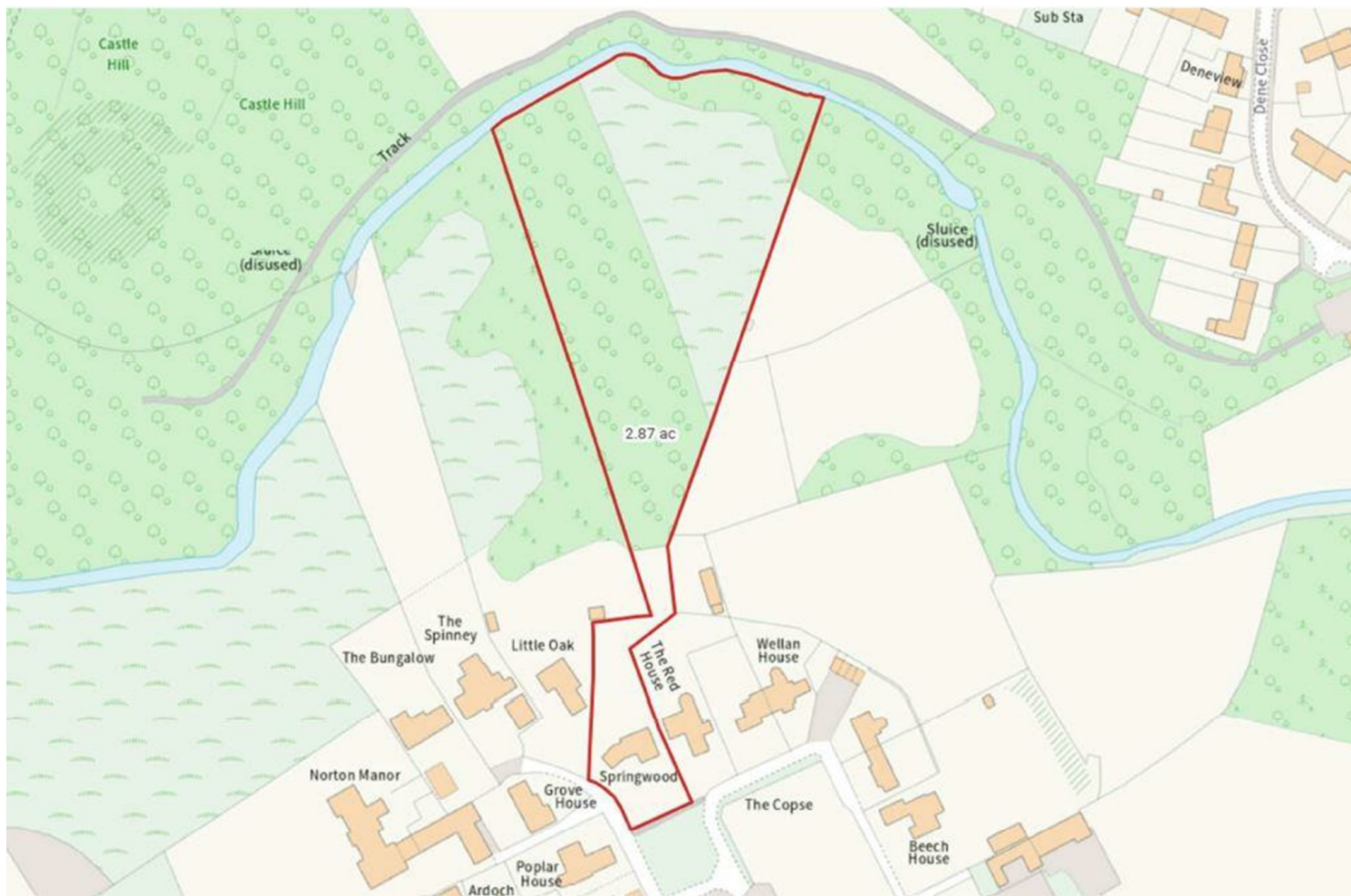
















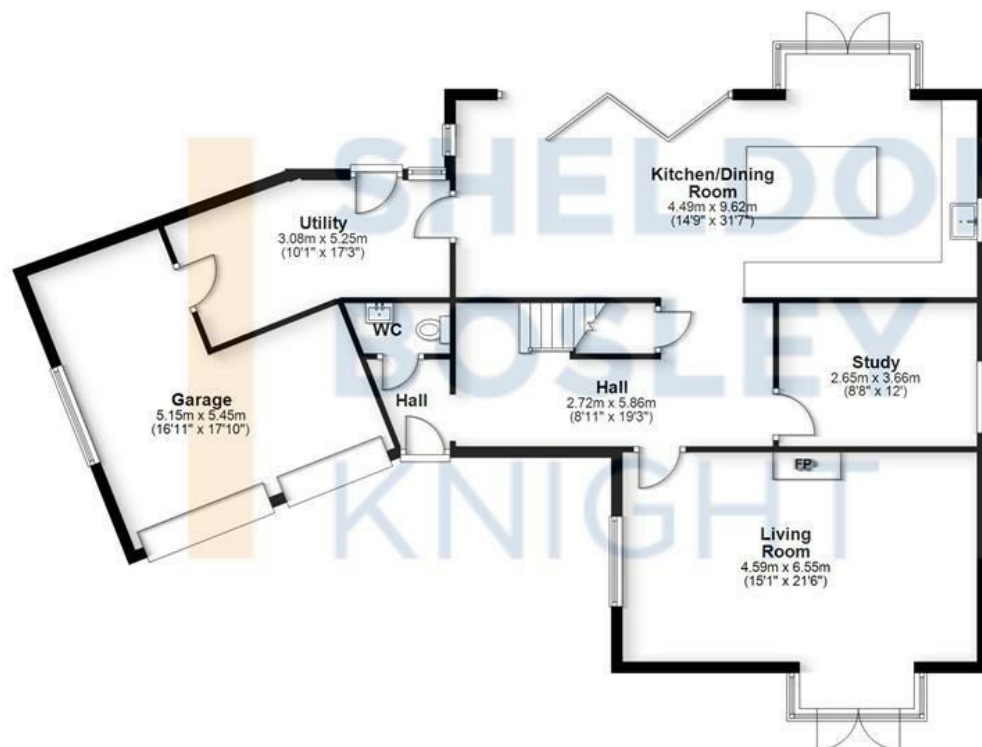
To view this beautiful home, please call  
Sheldon Bosley Knight Sales on 01926 430555



# Floorplan

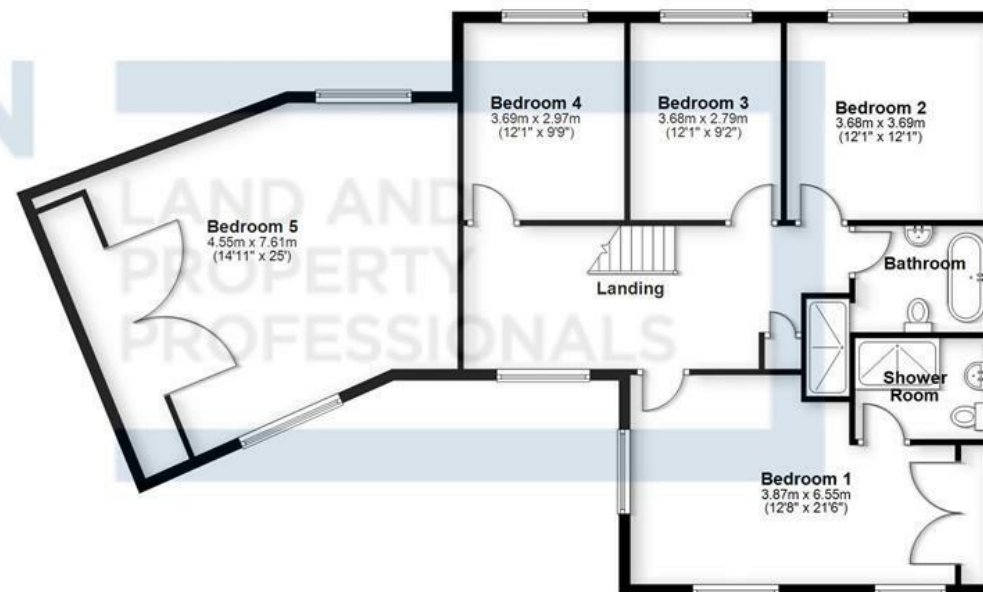
## Ground Floor

Approx. 127.3 sq. metres (1370.2 sq. feet)



## First Floor

Approx. 126.1 sq. metres (1357.1 sq. feet)



Total area: approx. 253.4 sq. metres (2727.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.





We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee