



Hutton Road, Kington, CV35 0FE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A beautifully presented three-bedroom semi-detached home, tucked away in a small cul-de-sac off this popular development built by Bloor Homes in 2016. The property has been extended to provide a lovely kitchen/dining/family room with bi-fold doors opening to the sunny rear garden. There are three parking spaces at the front.

Upon entering, Karndean flooring extends from the hall to the sitting room at the front of the house, which features a large bay window and a useful understairs cupboard. Continuing through, you'll find the extended kitchen/dining/family room, which is a bright and inviting space. The kitchen is equipped with an island, numerous units, and built-in appliances, including a double electric oven, hob, fridge freezer, and dishwasher. The sink has a convenient hot water tap. Sensor-activated Velux windows above the extension allow extra light in and the full wall of bi-fold doors open to the garden. Cleverly designed pocket doors reveal a WC and a separate utility area.

Upstairs, the main bedroom overlooks the garden and includes a double built-in wardrobe and an ensuite shower room. The second bedroom is also a double with built-in wardrobes, while the third bedroom is a single and benefits from a deep storage cupboard. The family bathroom features a shower over the bath.

Outside, the rear garden captures the sun for most of the day and includes a porcelain-tiled patio, a lawn, and a corner seating area. There is access to the front of the house, where you will find three parking spaces side by side.





Key Features

- Immaculately Presented
- Cul de Sac Location
- Extended Kitchen/Dining/Family Room
- Karndean Flooring Throughout Downstairs
- Three Bedrooms all with Built in Storage
- Bi-Fold Doors to Sunny Rear Garden
- WC & Utility Room
- Three Allocated Parking Spaces
- Thriving Village Community & Amenities
- Primary & Secondary Schools in the Village

**Guide Price
£350,000**

Kineton

Kineton is a well regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and Junior Schools, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdressers and Barbers Shop as well as an Optician, Vets, Butcher, Florist, Post Office, Co-op Supermarket, Chemist with Pharmacy and a Home Furnishing Shop. The village also benefits from an award winning Chip Shop, Indian Restaurant, Garage themed Cafe and an Artisan Bakery. There are two Public Houses, one of which has a Tapas Bar, a Sports & Social Club and a Village Hall. There is a friendly community spirit within the village with a varied calendar of social events taking place.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: D

EPC Rating: C

Mains water, LPG Gas, mains drainage, and electric are connected to the property.

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

Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



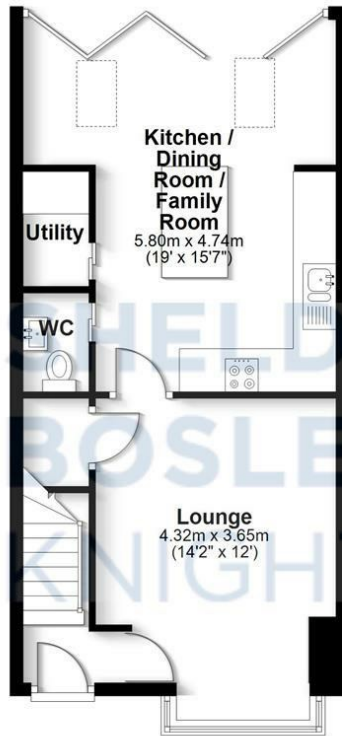




Floorplan

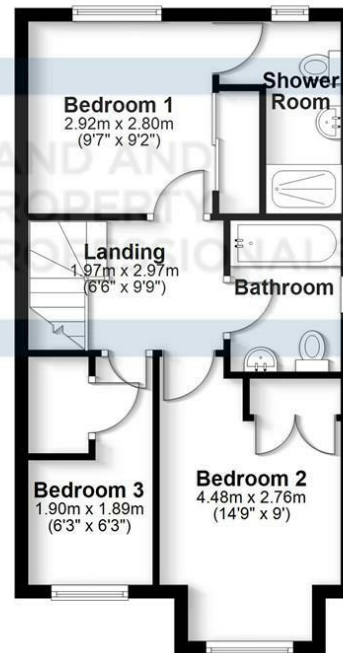
Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 90.7 sq. metres (975.9 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.



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority
Stratford District Council

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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.