



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

This is a fantastic opportunity to acquire a generously sized five-bedroom detached family home set within three acres of gardens and grounds, offering beautiful open views over the Dene Valley. Located in a private position on the prestigious Norton Grange development, this stunning residence perfectly blends space, privacy, and countryside charm.

Upon entering, you are welcomed by a spacious hallway that leads to a study and a large lounge featuring a dual aspect and patio doors to the front garden. The lounge includes a modern AGA multi-fuel wood-burning stove, providing a cosy retreat for winter evenings.

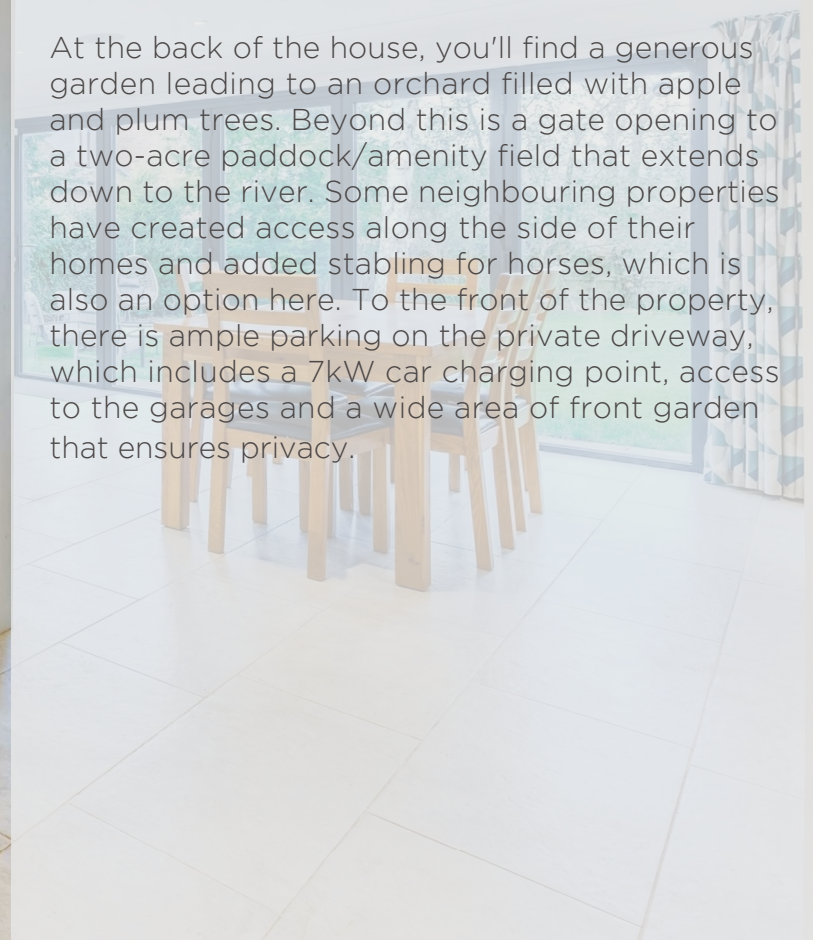
The heart of the home is the impressive, bright, and modern open-plan kitchen and dining room, equipped with numerous fitted units and a large island. Bi-fold doors open up to the extensive gardens and allow an abundance of natural light to fill the room. There's also a good-sized utility room that connects to the integral garage and has an additional door leading to the gardens. A convenient guest cloakroom is situated off the hallway.





Upstairs, a spacious and light landing gives access to the main suite, which boasts dual-aspect windows overlooking the front gardens and central green. This suite includes a dressing area and an en-suite shower room. Four additional double bedrooms are served by a newly refurbished family bathroom that features a freestanding bath and a separate luxurious rain shower with side jets.

At the back of the house, you'll find a generous garden leading to an orchard filled with apple and plum trees. Beyond this is a gate opening to a two-acre paddock/amenity field that extends down to the river. Some neighbouring properties have created access along the side of their homes and added stabling for horses, which is also an option here. To the front of the property, there is ample parking on the private driveway, which includes a 7kW car charging point, access to the garages and a wide area of front garden that ensures privacy.





Nearby

A 10-15 minute walk will take you into the village of Kineton with a huge selection of amenities including; a useful Co-Op store, florist, post office, hairdressers, barbers, artisan bakery, pharmacy, two doctors surgeries, village hall, garage-themed cafe, opticians, veterinary practice, cricket ground, popular Indian restaurant, public house, pizza restaurant, a newly built high school with sixth form and a separate primary school.

The nearby North Cotswolds provide endless countryside walks, while Norton Grange also enjoys walks from the doorstep. Excellent transport links are within easy reach by car, including railway connections with Mainline Rail to London from Warwick or Banbury and motorway access to M40 at Gaydon. 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.

Service Charge

There is a service charge approximately £300 per annum to cover the management and maintenance of communal areas including the use of the communal amenity field on the other side of the development. More about this can be found on the Norton Grange website:

<https://www.nortongrange.org/>







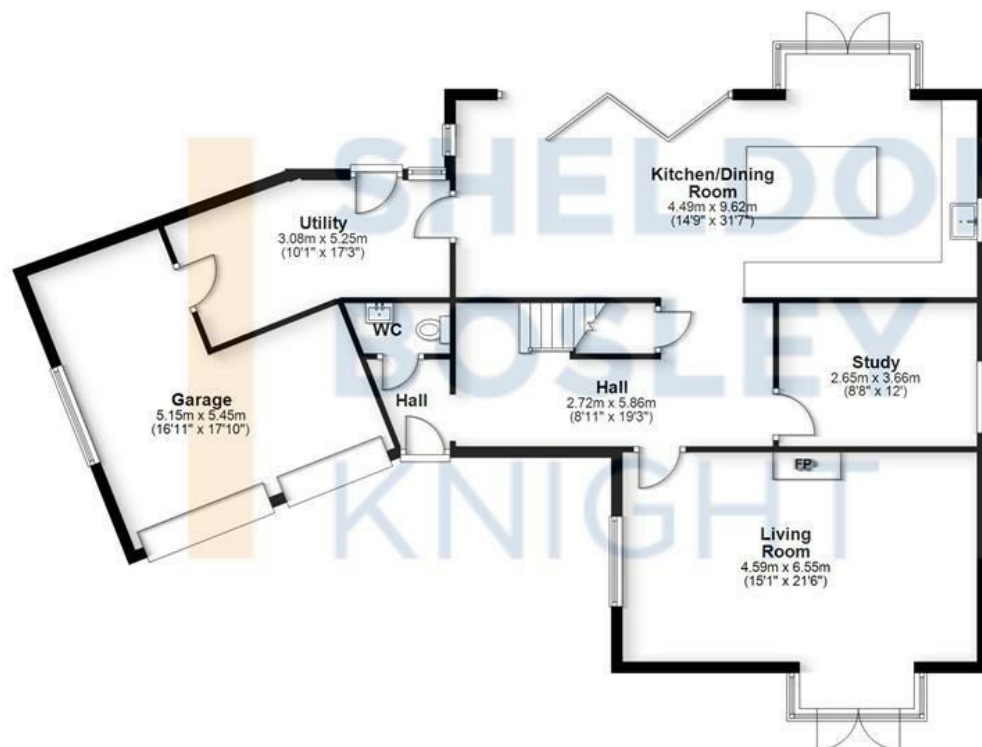


To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01608 661666

Floorplan

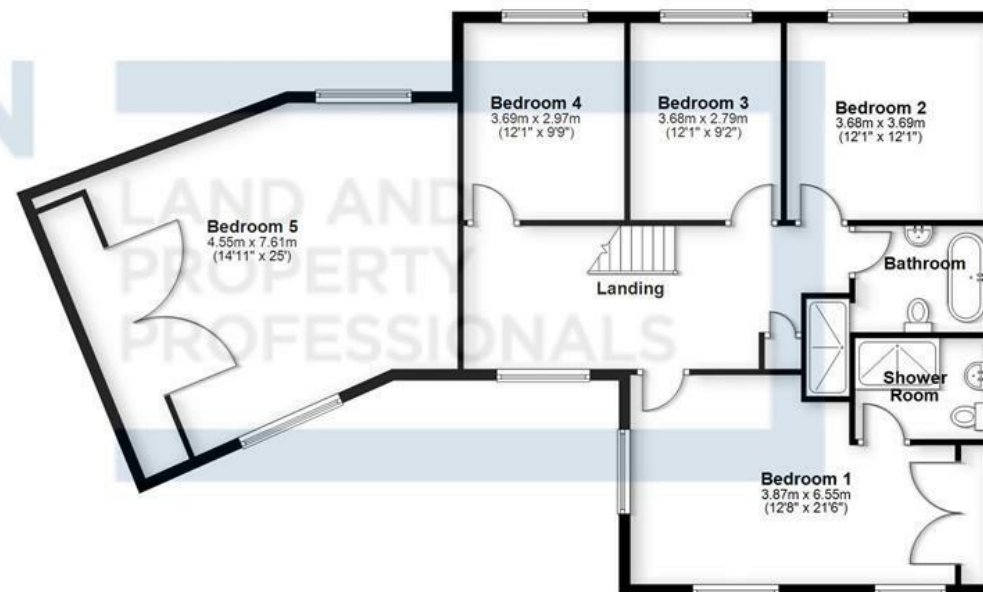
Ground Floor

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.



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