



Norton Grange, Little Kington, CV35 0DP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

What the vendor says....

"We love the quiet peacefulness of Norton Grange as it's a private estate with very little traffic. Our home is within 5mins of the bustling village centre and only 2 mins to wide open countryside. It's a lovely haven to relax and unwind."

If you are looking for a manageable property with the benefit of a wide open space on your door step and generous living accommodation, this is the property for you!

Occupying a lovely corner plot within the private residential area of Norton Grange, this two bedroom, two bathroom, stone built home benefits from a Single Garage, Courtyard Area and access to a two acre amenity field. The 1296.4 sq feet of accommodation comprises Hallway, Guest Cloakroom, Living Room, Dining Area, Kitchen, Two Double Bedrooms both with En-Suite Shower Rooms and Walk-In Wardrobes, Single Garage.

Surrounded by open countryside and with access to the two-acre amenity field, across the private driveway, there are ample opportunities to enjoy the wide open spaces which surround this private residential area. Just a stone's throw from the sought after village of Kineton and within close proximity to the North Cotswolds, railway links and motorway networks, this property really does offer the best of both worlds!

From Norton Grange it is a pleasant stroll into the delightful village of Kineton and all of the wonderful amenities it has to offer for example: Senior and Junior Schools, a Playgroup, three Churches, two Doctors' Surgeries, Hairdressers, Barbers, Pharmacy as well as an Optician, Vets, Butcher, Florist, Post Office, Artisan Bakery, small Supermarket, Home Furnishing Shop. There is a public house, Sports & Social Club and a Village Hall and a friendly community spirit within the village with a varied calendar of social events taking place.

Located in South Warwickshire and close to the Gaydon junction of the M40 there is easy access to all the commercial and cultural centres via the motorway. The





Key Features

- Private Residential Area
- Approximately 1300 sq feet of accommodation
- Access to a Two Acre Amenity Field
- Living Room with Fireplace and Log Burner
- Dining Area and Kitchen
- Guest Cloakroom
- Two Double Bedrooms with built in wardrobes
- Two En-Suite Shower Room
- Single Garage
- EPC Rating - E

Price Guide
£295,000

Hallway

Guest Cloakroom

Living Room

19'7" x 12'0"

Dining Area

7'7" x 6'1"

Kitchen

19'7" x 10'4"

Bedroom One

19'7" x 11'10"

En-Suite

Bedroom Two

16'2" x 8'6"

En-Suite

Single Garage

General Information

Services

Mains water, drainage, and electricity are connected to the property. No tests have been undertaken to the service installations. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase. Electric Central Heating System is installed.

Council Tax

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

Fixtures and Fittings

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

Maintenance and Service Charge

There is an annual maintenance charge of £300 pa to Mansion House Residents Association for the upkeep of the grounds and the external areas of the building.

Tenure

We understand that the property is for sale Freehold.

Viewings

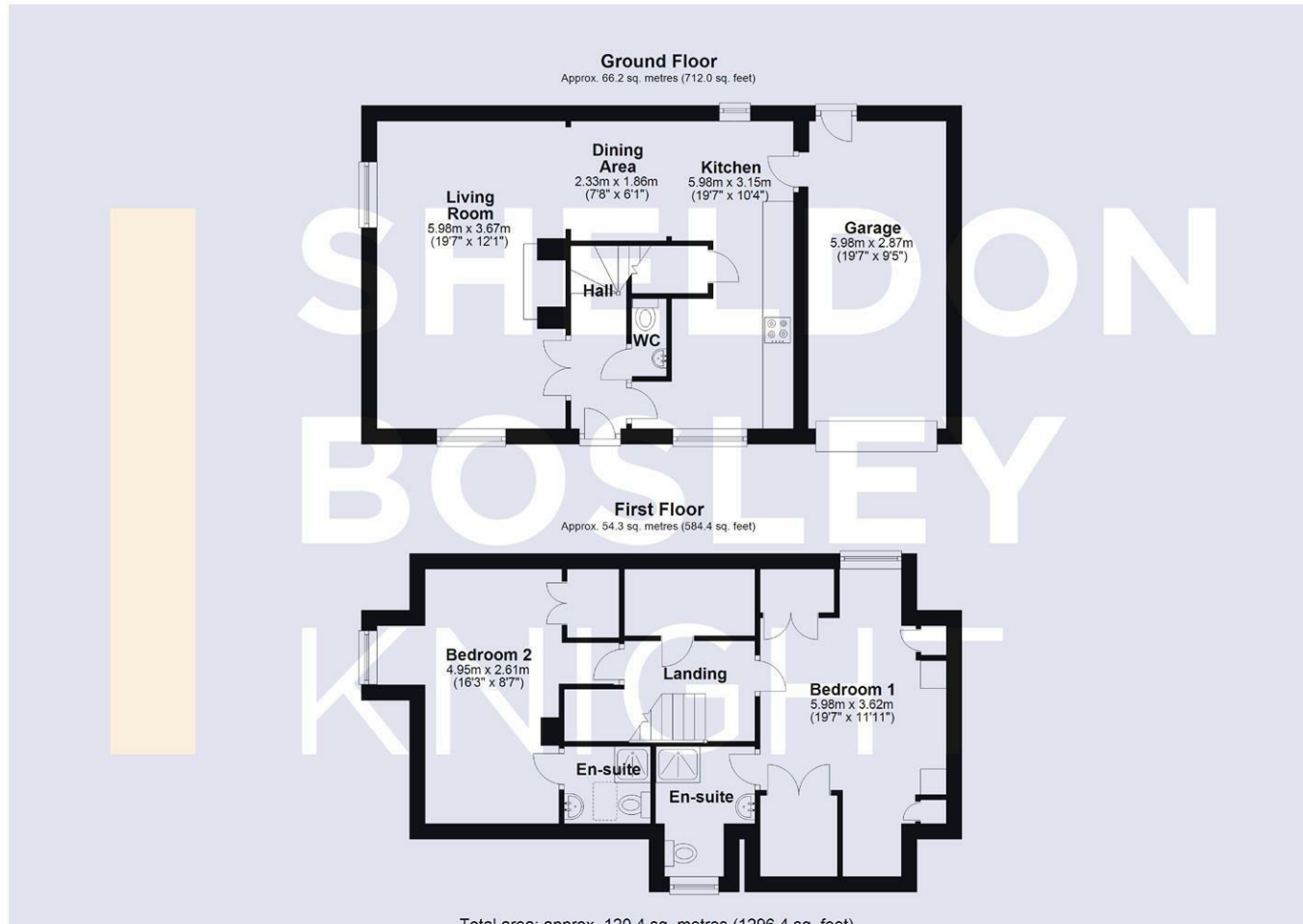
Viewings strictly by appointment with the Agents.







Floorplan



DISCLAIMER - Floor plans 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.



EPC Rating - E

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

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ARCHITECTURE

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DISCLAIMER

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