



The Copse, Little Kington, CV35 0DS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

*For Sale with full planning permission for a double height extension**

A rarely available three bedroom semi-detached property tucked away at the heart of Norton Grange on a private no-through road. This lovely home has a unique outlook over a small valley, protected as an area of natural beauty and also enjoys the use of a two acre communal amenity field.

Norton Grange is a popular residential estate within a parkland setting in the hamlet of Little Kineton, Warwickshire. The large original house was constructed in the 18th century and has in the past been used as both a wartime hospital and a school. Now the house has been converted into homes with a range of houses and converted stables within the grounds which includes a shared utility field with a picnic area and room to play sports.

Little Kineton is a short stroll from the well-regarded village of Kineton which is situated on the M40 corridor conveniently located for junction 12 at Gaydon with easy access to the charming towns of Stratford upon Avon, Royal Leamington Spa and Warwick and access to local employers Jaguar Land Rover and Aston Martin. Main line stations can be found in Banbury (regular trains to London Marylebone), Warwick Parkway and Leamington Spa.

There are a wide variety of local amenities in the village including a post office, two doctors' surgeries, an optician, butchers, hairdressers, newsagents, florist, renowned Gilks Garage coffee shop and a small supermarket. In addition, there are two pubs and two churches, a village hall including a library and a thriving sports and social club which is itself a stone's throw from the property. There are beautiful walks on your doorstep and a variety of community clubs including playgroups, primary school and a newly refurbished secondary school.





Key Features

- Semi-detached property with Full Planning Permission for double height extension
- Semi-rural location with countryside views over the Dene Valley
- Private Residential Area
- Open Plan Kitchen/ Dining Room
- Conservatory and Living Room
- Three Bedrooms, Bathroom and En-Suite Shower Room
- Use of two acre communal amenity field
- Garden with decking area to take in the splendid views
- Garage and driveway parking
- EPC Rating - Band D

Price Guide
£485,000

Hallway**Kitchen**

18'1" x 15'5"

Dining Room

14'0" x 8'11"

Conservatory

9'8" x 8'0"

Living Room

15'0" x 12'1"

Bedroom

15'0" x 12'1"

Bedroom

14'0" x 11'10"

En-Suite Shower Room**Bedroom**

9'4" x 7'10"

Family Bathroom**Outside**

The front garden has established borders and a box hedging boundary with a large gravel driveway and room for three cars. The enclosed back garden is laid to lawn and overlooks the valley beyond with the additional benefit of a decking area for entertaining and relaxing in the Summer months.

Single Garage

14'10" x 7'10"

General Information**Planning Permission**

Full Planning number - Stratford District Council - 22/03441/FUL

Recent permission has been granted for a double-height extension which will fully maximise the unique position of 3 The Copse with a floor to ceiling glass landing overlooking the valley. Following the extension, the home will boast four double bedrooms with two new double height bedrooms open to the eaves and a new family bathroom. Downstairs the kitchen will be extended to maximise the connection with the garden and valley beyond with floor to ceiling glazing and a new dining space and snug.

Maintenance Charge

Resident's Association Annual Charge normally £300 per year.

Services

Mains water, drainage and electricity are connected to the property. Oil Fired Central Heating
Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Fixtures and Fittings

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

Shared Amenity Field**Council Tax**

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

Viewings

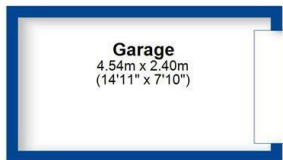
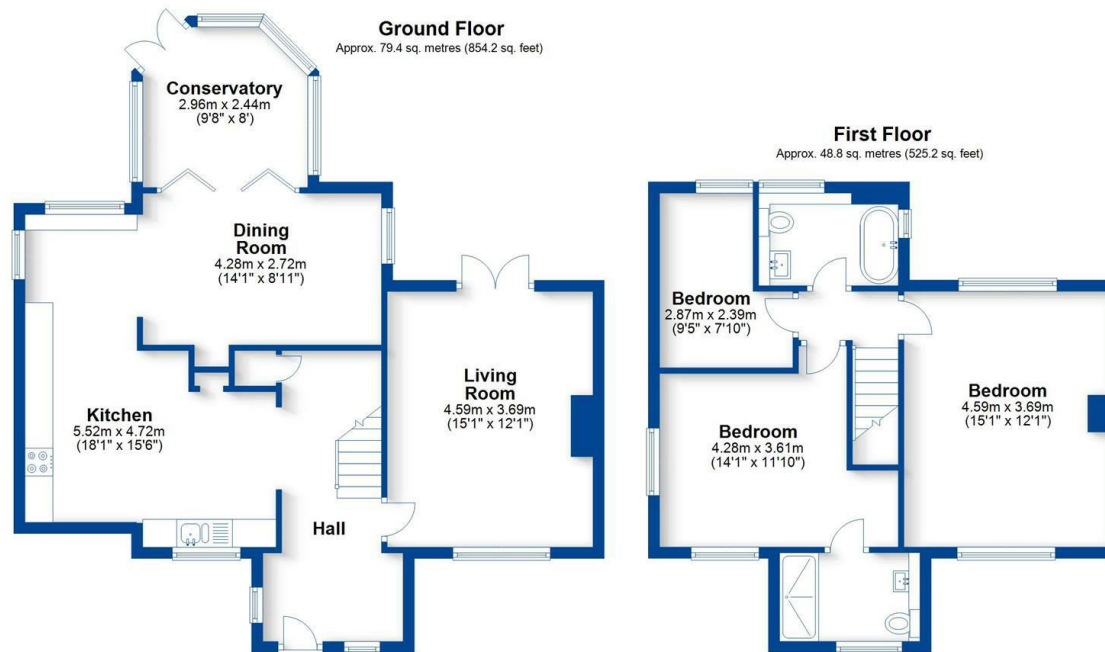
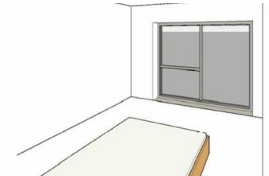
Viewings strictly by appointment with the Agents.







Floorplan



Total area: approx. 128.2 sq. metres (1379.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight Limited. Not to be reproduced



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Stratford District Council

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



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