



Hutton Road, Kineton, CV35 0FE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A handsome executive four bedroom detached property set within the sought after village of Kineton.

This immaculately presented light and airy home is located on the edge of a small development of attractive homes just a short distance from the centre of the village of Kineton.

The accommodation comprises in brief: Hallway, Living Room, Study, Utility Room, Guest Cloakroom, Open Plan Kitchen/Dining Room, Four Bedrooms (the smallest room currently used as a Dressing Room) Family Bathroom, En-Suite and Single Garage and driveway parking with electric car charging point.

Kineton is a well-regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. There are a wide variety of local amenities in the village including a newly modernised High School and Primary School, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdressers and Barbers as well as an Optician, Vets, Florist with Garage Themed Cafe, Post Office, small Supermarket, Home Furnishing Shop. There is a Public House, an Artisan Baker, Sports & Social Club and a Village Hall. Award winning Fish and Chip Shop and Indian Brasserie. Kineton enjoys a friendly community spirit within the village with a varied calendar of social events taking place.





Key Features

- Edge of Village location
- Four Bedroom Detached property
- Immaculately presented throughout
- Light and bright Open Plan Kitchen/Dining Room with doors rear garden
- Separate Utility Room
- Living Room and Separate Study
- Family Bathroom and En-Suite Shower Room
- Generous South Facing Garden
- Single Garage, Driveway Parking with Electric Car Charging Point
- EPC Rating - B

Price Guide
£585,000

Hallway**Living Room**

16'1" x 11'0"

Kitchen/Dining Room

26'1" x 10'5"

Utility Room**Guest Cloakroom****Study**

10'6" x 6'2"

Bedroom

11'5" x 10'3"

En-Suite Shower Room**Bedroom**

11'10" x 8'8"

Family Bathroom**Bedroom**

10'5" x 8'6"

Bedroom

10'5" x 6'9"

Garage

18'8" x 10'3"

General Information**Services**

Mains water, drainage and electricity are connected to the property. LPG Central heating - LPG tank at front of development.

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.

Council Tax

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

Tenure

We understand that the property is for sale Freehold

Maintenance/Service Charge

There is a maintenance/ground service charge of approximately £90 per annum

NHBC

There are 2 years remaining of the NHBC guarantee

Viewings

Viewings strictly by appointment with the Agents.



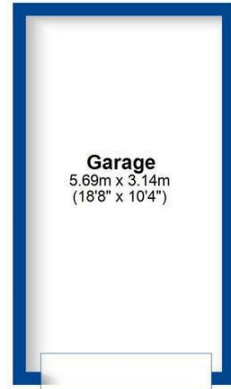




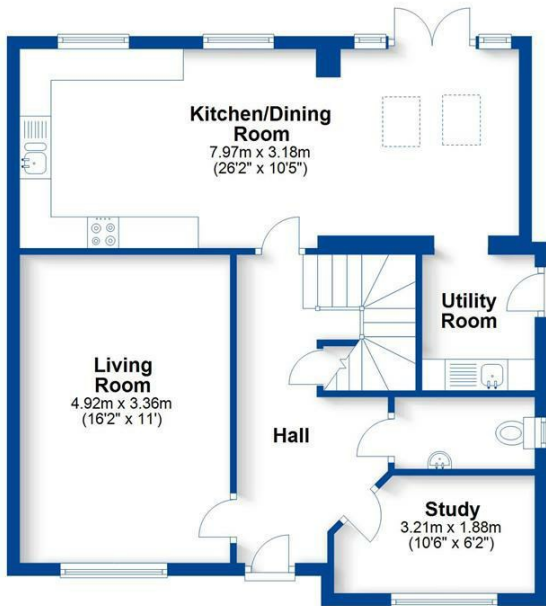
Floorplan

Ground Floor

Approx. 86.0 sq. metres (925.3 sq. feet)



Garage
5.69m x 3.14m
(18'8" x 10'4")



Kitchen/Dining Room
7.97m x 3.18m
(26'2" x 10'5")

Living Room
4.92m x 3.36m
(16'2" x 11')

Utility Room

Hall

Study
3.21m x 1.88m
(10'6" x 6'2")

First Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



Bedroom
3.18m x 2.61m
(10'5" x 8'7")

Bedroom
3.18m x 2.08m
(10'5" x 6'10")

Bedroom
3.61m x 2.66m
(11'10" x 8'9")

Bedroom
3.50m x 3.14m
(11'6" x 10'4")

Total area: approx. 144.0 sq. metres (1549.9 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 - B

Tenure - Freehold

Council Tax Band - F

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

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