



Walnut Close Little Kington CV35 0DR

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS



2261.3 sq ft arranged over three floors.

Key Features

- Sought after village location
- Generously proportioned 2261.3 sq ft of accommodation arranged over three floors
- Highly regarded small development
 - Well presented light and bright accommodation
 - Open Plan Kitchen/Dining Room overlooking the garden
- Living Room with log burning stove, separate study
- Five Bedrooms, family bathroom and two-en-suites
- Fully boarded double garage and driveway parking
 - Good sized rear garden
 - EPC Rating - Band B





The Property

Arranged over three floors this generously proportioned and well presented detached five bedroom executive home offers a sociable open plan kitchen/dining room, separate study and beautiful living room with log burning stove. The generous sized garden is ready for you to put your own stamp on it being partially paved and laid to lawn.

Located within a select development of individually designed houses within the hamlet of Little Kineton this fabulous home also benefits from a double garage, driveway parking for two cars and good-sized garden to the rear.

The accommodation comprises in brief: Hallway, Guest Cloakroom, Study, Utility Room, Kitchen/Dining Room, Living Room, Five Double Bedrooms, Family Bathroom and Two En-Suites and Double Garage.

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.

In the village of Kineton there are a wide variety of local amenities in the village including a post office, two doctors' surgeries, an optician, hairdressers, barbers, post office, florist, bakery, renowned Gilks Garage coffee shop and a small supermarket. In addition, there is a pub 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.

Hallway

Living Room
14'9" x 12'2"

Kitchen/Dining Room
28'8" x 10'2"

Utility Room

Guest Cloakroom

Study
9'4" x 7'3"

First Floor

Bedroom
17'9" x 22'4"

En-Suite Shower Room

Family Bathroom

Bedroom
10'11" x 8'7"

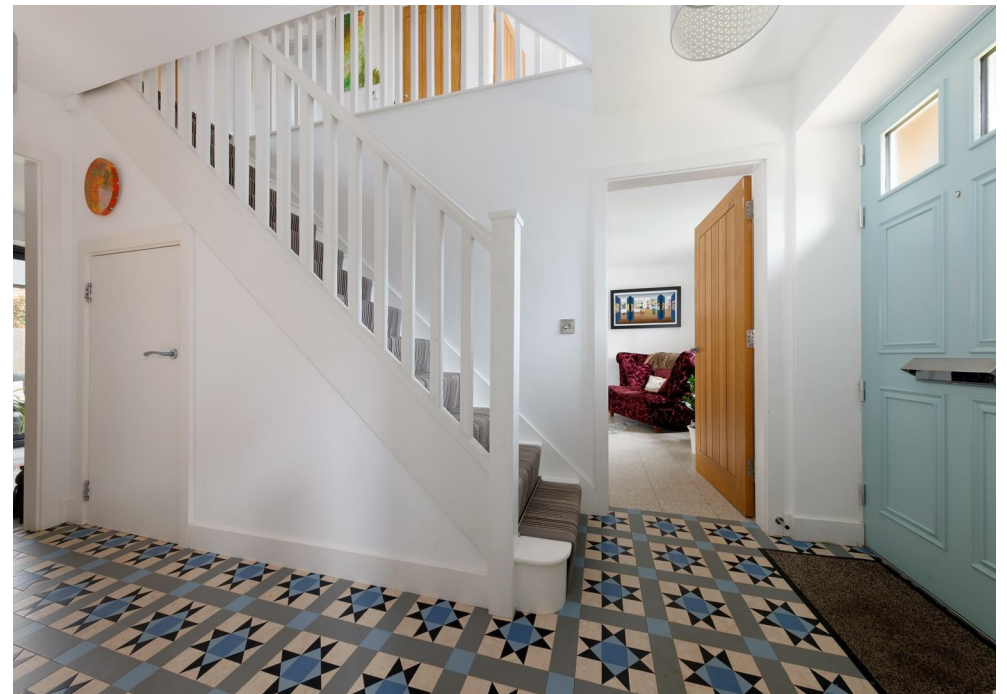
Bedroom
12'3" x 8'7"

Second Floor

Bedroom
14'11" x 12'6"

En-Suite Shower Room

Bedroom
18'0" x 9'2"





Double Garage

General Information

Service/Maintenance Charge

Self managed via a limited company, each property has a share of the company and each property can nominate a director. Currently 9 shareholders and 4 directors.
£503.76 Annually

Builders Guarantee

There is 6 years remaining of the builder's guarantee and insurance with Checkmate

Services

Mains water, drainage and electricity are connected to the property. There is a shared LPG tank on individual meters (current supplier FloGas - automatically replenished on contract)
Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase
The road is shared, private and un-adopted - self managed by LTD company

Fixtures and Fittings

All items mentioned in these particulars and below are included in the sale price, all others are expressly excluded.
All fitted window shutters. All fitted blinds and/or curtains
Fitted dishwasher. Fitted oven. Fitted induction hob.
Family bathroom cabinet
All carpets and floor coverings
All fixed light fittings and fixtures
Wood burning stove in the lounge

Council Tax

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

Viewings

Viewings strictly by appointment with the Agents.





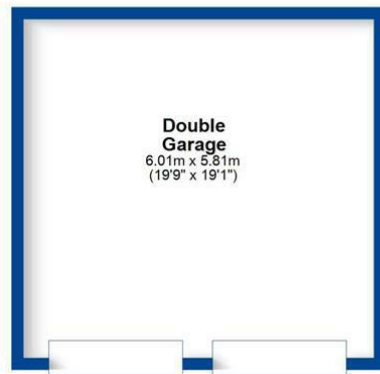






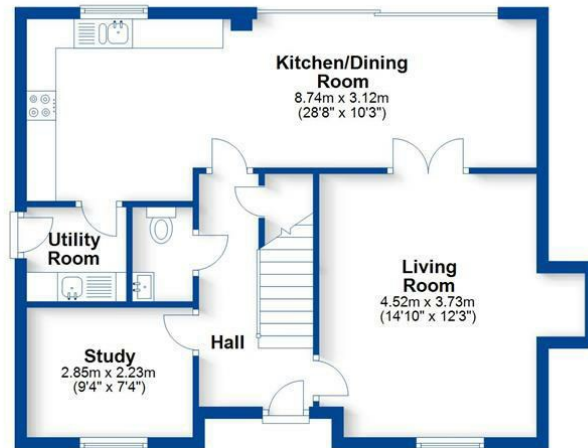
To view this beautiful home,
please call Sheldon Bosley Knight Kington on 01926 642200

Floorplan



Double Garage
6.01m x 5.81m
(19'9" x 19'1")

Ground Floor
Approx. 97.1 sq. metres (1045.6 sq. feet)



Kitchen/Dining Room
8.74m x 3.12m
(28'8" x 10'3")

Living Room
4.52m x 3.73m
(14'10" x 12'3")

Utility Room

Study
2.85m x 2.23m
(9'4" x 7'4")

Hall

First Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



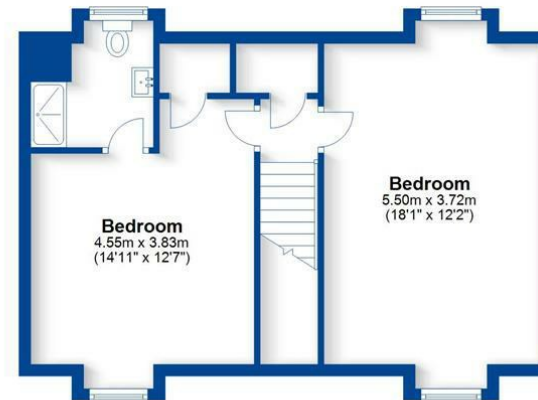
Bedroom
3.34m x 2.63m
(11' x 8'7")

Bedroom
5.43m x 3.83m
(17'10" x 12'7")

Bedroom
3.74m x 2.63m
(12'3" x 8'7")

Second Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



Bedroom
4.55m x 3.83m
(14'11" x 12'7")

Bedroom
5.50m x 3.72m
(18'1" x 12'2")

Total area: approx. 210.1 sq. metres (2261.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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

Kineton on 01926 642200