



Compton House, Kineton, Warwickshire


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A handsome modern detached energy efficient five bedroom rural property **beautifully presented** with high-quality materials backing on to open countryside.

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## Summary of accommodation

Reception hall | Study | Drawing room | Cloakroom | Kitchen/breakfast room with family room | Utility

Principal bedroom with en suite shower room | Four further bedrooms | Further bathroom and shower room | Store

Parking | Garaging with studio/ home office above, with cloakroom | Attractive gardens

Solar panels

## Distances

Kineton 0.5 mile, Gaydon 2 miles, Stratford upon Avon 11 miles, Leamington Spa 12 miles

Banbury 12 miles (trains to London Marylebone from 71 mins), M40 (J12) 3 miles, Birmingham International Airport 27 miles

(All distances and times are approximate)



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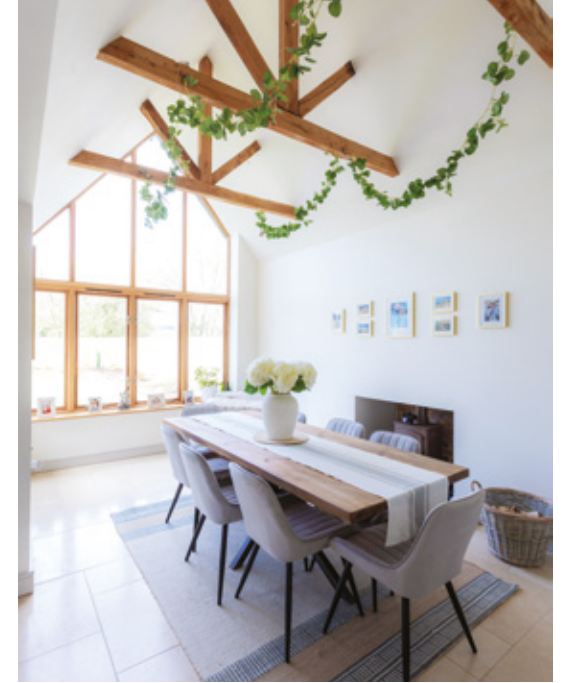


## Situation

Compton House is situated off Southam Road, between Kineton and Chadshunt, surrounded by open fields with far-reaching views to the Edgehill escarpment. Kineton, approximately 0.5 miles away, has excellent shops for day-to-day requirements, including a supermarket, public houses, primary and secondary schools, doctor's surgery and post office. More extensive shopping and leisure facilities can be found in Leamington Spa, Warwick, Banbury and Stratford-upon-Avon which, with the Shakespeare Theatre, is the region's cultural centre.

There is a wide range of schools to suit most requirements, including Warwick Prep and Public Schools and Kings High School for Girls in Warwick, Stratford Grammar Schools and the Croft Prep School in Stratford-upon-Avon. Tudor Hall School for Girls, Bloxham and Sibford Public Schools near Banbury. Compton House is particularly well placed for access to the M40 (J12) just 3 miles away providing access to Birmingham to the north and London to the south together with the wider motorway network.

Regular trains run from Banbury to London Marylebone from 54 minutes, and Birmingham International Airport is approximately 27 miles away. There are excellent walks in the area, including those across Edgehill and the Burton Dassett Hills.







## The property

Compton House is approached via hardwood electric gates on to a block-paved drive with granite blocks providing ample parking in front of the main house and garage. The property built about 14 years ago is constructed of mellow engineered brick beneath a Spanish slate roof, with oak door and double glazed casement windows.

The property has been designed and finished to a particularly high standard with attractive gables to both the front and rear, including a feature glazed gable in the family room. Large hall with Travertine tiled floor leading to the kitchen and oak staircase with feature window. High-quality materials and features have been used throughout the property, including underfloor heating to the ground floor and first-floor bathrooms, an inglenook fireplace with slate hearth, walnut flooring, Farrow & Ball and Fired Earth décor, cast iron style radiators, Roca bathroom units and Porcelanosa tiling.

There is a separate study and drawing room with French doors to the garden and wide fireplace. The kitchen/breakfast room has a stylish and contemporary feel and has recently been replaced by the present owners and is light and spacious due to the double aspect flowing into the bright family room with a multi-fuel wood burner on slate hearth, large oak framed glazed window, vaulted ceiling and exposed oak beams.



From the large glazed doors overlooking the decking and garden beyond. Central island with breakfast bar, quartz work surfaces, integrated appliances, wall and floor units.

On the first floor, there is the principal bedroom suite, three further bedrooms and family bathroom. The second floor comprises an entire guest suite with sitting area with gable window with attractive views to Chadshunt and large shower room and store.





## Gardens and grounds

Compton House sits behind a 6ft brick wall, and the garden is fully fenced for children and dogs.

There is a large detached oak framed triple garage/carport with home office/studio above. To the rear of the property is an attractive garden, mainly laid to lawn with a variety of mature shrubs and attractive views across open countryside. Immediately to the rear of the property is a large expanse of decking and paving ideal for entertaining and access from a number of places from the main house. Outside lighting throughout the rear garden.

## Services

Mains water and electricity are connected to the property. Solar PV and hot water panels provide for an energy efficient home with a Feed In Tariff currently around £1,400 per year. Private biodisc drainage. Oil-fired central heating with a recently installed boiler. Telephone and Broadband are available.

## Fixtures and fittings

Only those items mentioned in these sales particulars, together with carpets, curtains and light fittings are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

## Directions (CV35 0EE)

**What3words:** ///presented.snack.fended

From the M40 (J12) turn left onto the B4451 to Gaydon. Proceed over the A4100 and continue through the village of Gaydon following the signposts to Kington. Continue through the village of Chadshunt and you will find Compton House on the right-hand side after approximately 0.75 mile.

## Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Stratford on Avon District Council: 01789 267575.

**Council Tax:** Band G

**EPC Rating:** C



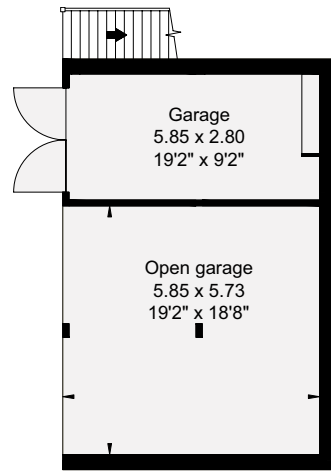
**Approximate Gross Internal Floor Area**

**House: 287 sq m (3,089 sq ft)**

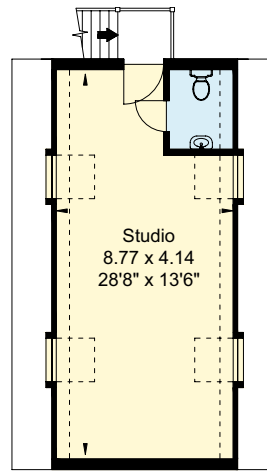
**Garage/Studio: 85 sq m (915 sq ft)**

**Total: 372 sq m (4,004 sq ft)**

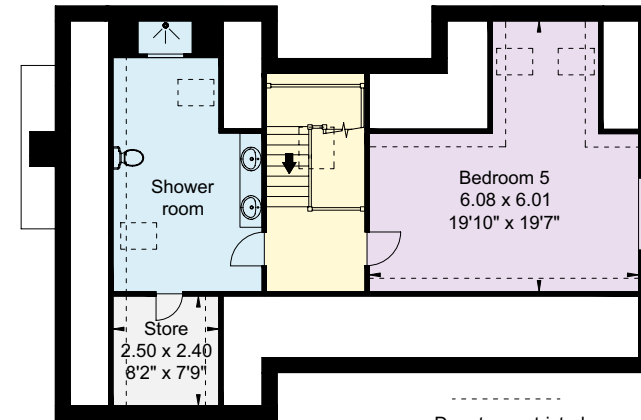
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the



**Ground Floor**



**First Floor**

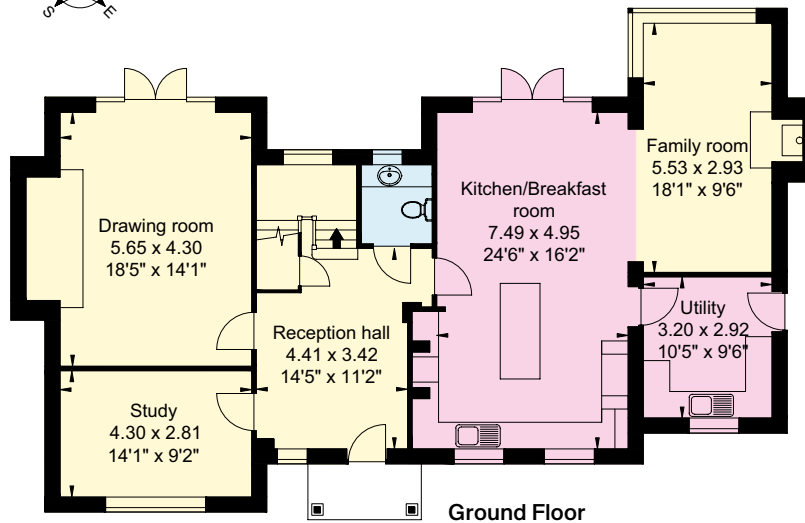


**Second Floor**

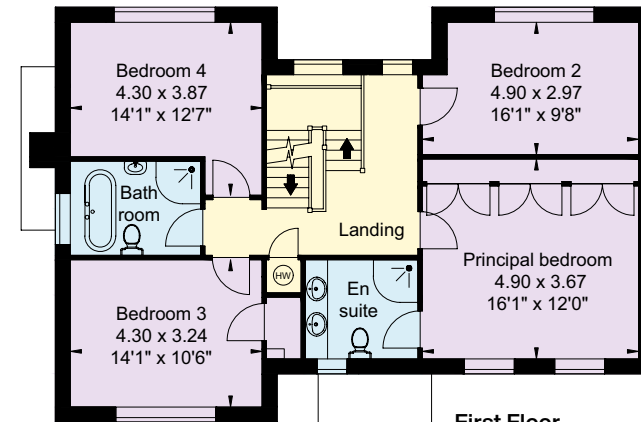
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Denotes restricted head height



Not shown in actual location / orientation



**Ground Floor**



**First Floor**

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated Spring 2024.

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Date: 27 June 2024  
Our reference: STR012424734

## Compton House, Kineton, Warwick, CV35 0EE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,150,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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V4.2 Feb 24