



Manor Court  
Manor Lane | Kineton | Warwickshire | CV35 0JT

FINE & COUNTRY

# MANOR COURT

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Charming home set in just over 1.5 acres of south/west facing gardens and woodland in a delightful and well served village.



### Accommodation Summary

An impressive spacious reception hall greets you, with stone floor, leading to all the principal living accommodation. There is a cloakroom with coats cupboard.

A lovely drawing room has a bow window to the end and French doors to the garden with super views. There is a beautiful fireplace and timber flooring. The dining room, also overlooking the gardens, with large bow window and timber floor.

The kitchen, with stone flooring, has handmade units, a Nobel Range Cooker and separate fitted ovens and hob. There is a large walk-in pantry, two useful storerooms and a utility room.

A separate sitting room has a lovely fireplace and feature window and there is also a snug room, currently used as a gym.

A lovely large landing emphasises the feeling of space upstairs. The main bedroom suite is superb, a dressing area, generous en-suite and very spacious bedroom. It occupies the whole of one wing.

There are four further bedrooms and two bathrooms.

### Annex potential

The south/west wing of the property could make a self-contained annex. With its own front door and staircase, it would have one or two bedrooms, a bathroom and two reception rooms.









# Seller Insight

“ We have had the pleasure of calling this house our home for the past 21 years. What initially attracted us was how perfectly it suited our then-young family. It's a spacious family home with plenty of outdoor space for children to explore and play. The views across to Edge Hill were immediately captivating, and the wooded area leading down to the river seemed a magical playground for our children. One of the biggest draws was its ideal location—just a short stroll from the village shops and amenities, yet tucked away enough to offer peace, quiet, and countryside views.

Living here, we've particularly loved the sense of tranquillity combined with convenience. At night, it's wonderfully quiet, often with nothing but the gentle hoot of an owl breaking the silence. Our favourite rooms include the bright, welcoming drawing room, which is perfect for entertaining and catches the morning sun, and the dining room, which looks out over the garden towards Edge Hill—a beautiful view to enjoy while working or relaxing.

The house itself has many standout features that make it truly special. It flows easily and comfortably, making it excellent for hosting gatherings. The kitchen is a true heart of the home, ideal for family life, while the pantry and utility rooms offer incredibly useful additional space. There is ample storage throughout the house, which has been invaluable over the years. Outside, the garden has been a cherished space for our children to explore and play, while also serving as a lovely spot for birdwatching, enjoying the wildlife we have encouraged, or sitting out under the stars on a clear night.

This home has hosted many happy events. We've held parties for around 60 guests (plus a few dogs!) with plenty of space for everyone to mingle, both inside and out. Children's birthday parties have been particularly memorable—including one where we had to quickly move tea tables under the willow tree to shelter from a surprise summer shower!

Over the years, we've made several upgrades to the property. We installed a reclaimed Victorian fireplace in the drawing room, replacing a 1960s version, and laid beautiful oak floorboards there and in the dining room. We also recently re-tiled the shower rooms to freshen up the spaces. In the woodland area, we've worked hard to create a wildlife-friendly environment, mowing broad pathways to encourage exploration while maintaining wild areas and beetle banks to support biodiversity.

The neighbourhood itself is a delight. There's a strong sense of community here, and the village is criss-crossed with footpaths perfect for year-round walks, runs, and bike rides. You'll often meet others out enjoying the fresh air, whether walking dogs, pushing buggies, or simply exploring. In terms of amenities, everything you need is just minutes away—including excellent schools, a doctor's surgery, pharmacy, post office, bakery, and local shops.

For future owners, we would encourage you to fully embrace everything this home and its surroundings offer. Whether it's entertaining guests, enjoying peaceful mornings with beautiful views, exploring the local countryside, or simply appreciating the convenience of village life, there is so much to love here.

What we will miss most is the way this home has combined everything we could have wished for: the wooded area full of life and adventure, the stunning views, the tranquillity, and the easy access to every essential amenity. It has been a truly wonderful place to raise our family.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















### Outside

The front garden is walled with gates opening to a spacious drive with ample parking leading to the double garage.

The gardens are a real feature. South/west facing so sunny. Very private and tranquil with lovely views, and a delightful, wooded area with an abundance of wildlife.

### Outbuildings

A garden store/potting room, boiler room and gardeners toilet. Planning permission to create an office/studio.

In all approximately 1.56 acres.







# LOCATION

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Kineton is such a charming village with all the facilities you need including shops, restaurants, pub, doctors, chemist, school, etc. Everything is within walking distance, yet the property and garden is really peaceful.

Distances Stratford-upon-Avon 10 miles, Leamington Spa 10 miles, Warwick 11 miles, Banbury 11 miles (trains to London Marylebone from 71 mins) M40 (J12) 3 miles.

(All times and distances are approximate)

Stratford-Upon-Avon is internationally famous for being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is an excellent choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, a swimming pool, and a leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south, and the national motorway network.

Warwick and Leamington Spa are less than a ten-minute drive away and Birmingham International airport is under 30 minutes. Leamington Spa and Warwick both provide a direct train service to London, as well as additional shopping facilities and schooling.

The Cotswolds are within striking distance of the town. The area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls, and Stratford High School.





### Services

Mains drainage, water and electricity.  
Oil tank for central heating.

### Local Authority

Stratford-on-Avon District Council. Tax Band G

### Property Tenure

Freehold

### Mobile Phone Coverage

4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

### Broadband Availability

Superfast Broadband Speed appears to be available in the area. We advise you to check with your provider.

### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

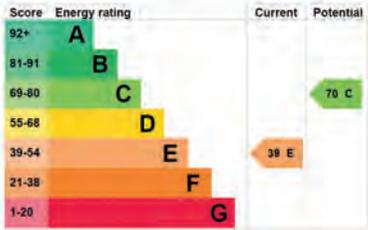
### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

### Directions

Located on Manor Lane near the southern edge of the village.





**Manor Court Kineton**

APPROXIMATE GROSS INTERNAL FLOOR AREA:  
403 sq m (4,336 sq ft)  
© Cotswold Plans Ltd m3/16104

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 text of the Particulars.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 07.05.2025







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I have close to fifteen years experience working with Fine & Country in the Warwickshire area and so have a great knowledge of the local upper quartile property market. This experience and knowledge assures homeowners receive exceptional marketing and ultimately the best possible price for their homes. I also support the Fine & Country Foundation, helping the homeless and less fortunate.

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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