



NORTON GRANGE, LITTLE KINETON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**THE TALL TREES
NORTON GRANGE
LITTLE KINETON
WARWICKSHIRE
CV35 0DP**

½ mile from Kineton village centre
10 miles to Stratford-upon-Avon
11 miles to Warwick and Leamington Spa
4 miles to Junction 12 of the M40 motorway at
Gaydon

**A SUBSTANTIAL DETACHED
PROPERTY IN THE DESIRABLE
PRIVATE NORTON GRANGE ESTATE
WITH ENCLOSED SOUTH WEST
FACING GARDEN TO THE REAR**

- Entrance Hall
- Guest WC
- Sitting Room
- Dining Room
- Garden Room
- Study
- Kitchen Breakfast Room
- Utility
- Four Bedrooms
- Ensuite Shower Room
- Bathroom
- Enclosed Garden
- Double Garage
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Little Kineton lies approximately ½ mile to the South of Kineton, a popular well served village with a number of shops for daily requirements including post office, general stores, veterinary practice, bakers, pharmacy and opticians. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, public house, sports & social club, primary and secondary schools.

The village enjoys a close, active community with families, professionals, retirement and second home owners, drawn to the village for its facilities, caf  s, and restaurants. The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby Stratford upon Avon, Banbury, Leamington Spa and Warwick offer a wide range of shopping facilities and supermarkets.

The Tall Trees is set in the highly desirable private residential estate of Norton Grange and comprises a detached two storey house understood to date back to the late 1980's with a later single storey extension to the rear providing additional living space.

The property enjoys a balance of four reception spaces and four double bedrooms and now offers opportunity for updating and modernisation which might include, redecoration, replacement kitchen and bathroom.

GROUND FLOOR

Entrance Hall with solid wood floor, obscured glazed front door with matching windows either side. Under stairs storage space. **Guest WC** fitted with close coupled WC and wall-mounted wash hand basin. Extractor fan and wood floor. **Sitting Room** double aspect to the front and rear of the property including sliding patio doors opening to rear garden. Feature brick fireplace with quarry tiled hearth. **Dining Room** with wood floor and opening continuing to **Garden Room** with windows to two sides and glazed doors to rear garden. Part-vaulted ceiling with roof light. Opening continues to **Study** with connecting door returning to Entrance Hall. **Kitchen/Breakfast Room** fitted with a range of matching units under wood effect worktops to two walls and returning to the centre of the room. Inset stainless steel 1 ½ bowl single drainer sink with mixer tap.

Electric cooker, space and plumbing for dishwasher and space for fridge. Matching wall cupboards, tiled floor, double aspect to front and side of the property including part glazed door leading to rear garden. **Utility Room** with L-shaped work top to two walls with stainless steel single bowl single drainer sink with mixer tap. Space and plumbing for washing machine, floor standing oil-fired boiler, matching wall cupboards over, window to side and tiled floor.

FIRST FLOOR

Landing with window to the front of the property and access to loft space. **Bedroom One** with outlook to the front of the property and built-in wardrobe cupboard with double doors. **Ensuite Shower Room** fitted with corner shower cubicle with glazed sliding doors, close coupled WC, pedestal wash hand basin and obscured glazed window. **Bedroom Two** outlook to the rear of the property. **Bedroom Three** outlook to the side of the property. **Bedroom Four** outlook to the rear of the property and built-in airing cupboard with hot water cylinder. **Bathroom** fitted with three-piece suite comprising panelled bath with separate shower unit over, close coupled WC and pedestal wash hand basin. Obscured glazed window to rear and extractor fan.

OUTSIDE

To the front of the property, a picket fence borders the front and side garden with a gravel drive and block paved feature leading to front door. **Double Garage** with up-and-over door to front, fitted light and power supply. Windows to side, loft storage space and connecting door to the Kitchen/Breakfast Room.

To the side of the property, a pedestrian access leads to the South-West facing rear garden. Fully enclosed and laid predominantly lawn with ornamental flowerbeds to borders. Paved patio adjoining the rear of the property and pathway continuing to the opposite side of the property, leading to the door to the Kitchen/Breakfast Room.

Norton Grange residents have access to the communal playing field a short distance from the property.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

NB: The property forms part of Norton Grange Residents Association for which a charge of £300 pa is payable contributing to the private estate.

Services

Mains water (metered), drainage and electricity are connected. Oil-fired central heating.

Ofcom Broadband availability: *Superfast*.

Ofcom Mobile coverage: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band F

Energy Performance Certificate

Current: 46 Potential: 69 Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

Directions

CV35 0DP

From the village centre South along Bridge Street and continue into Little Kineton. The entrance to Norton Grange will be found on the right-hand side. The property will be found on the left-hand side upon entering Norton Grange identified by our For Sale board.

What3Words:

///verges.souk.airfields

CS2227/11.03.2024

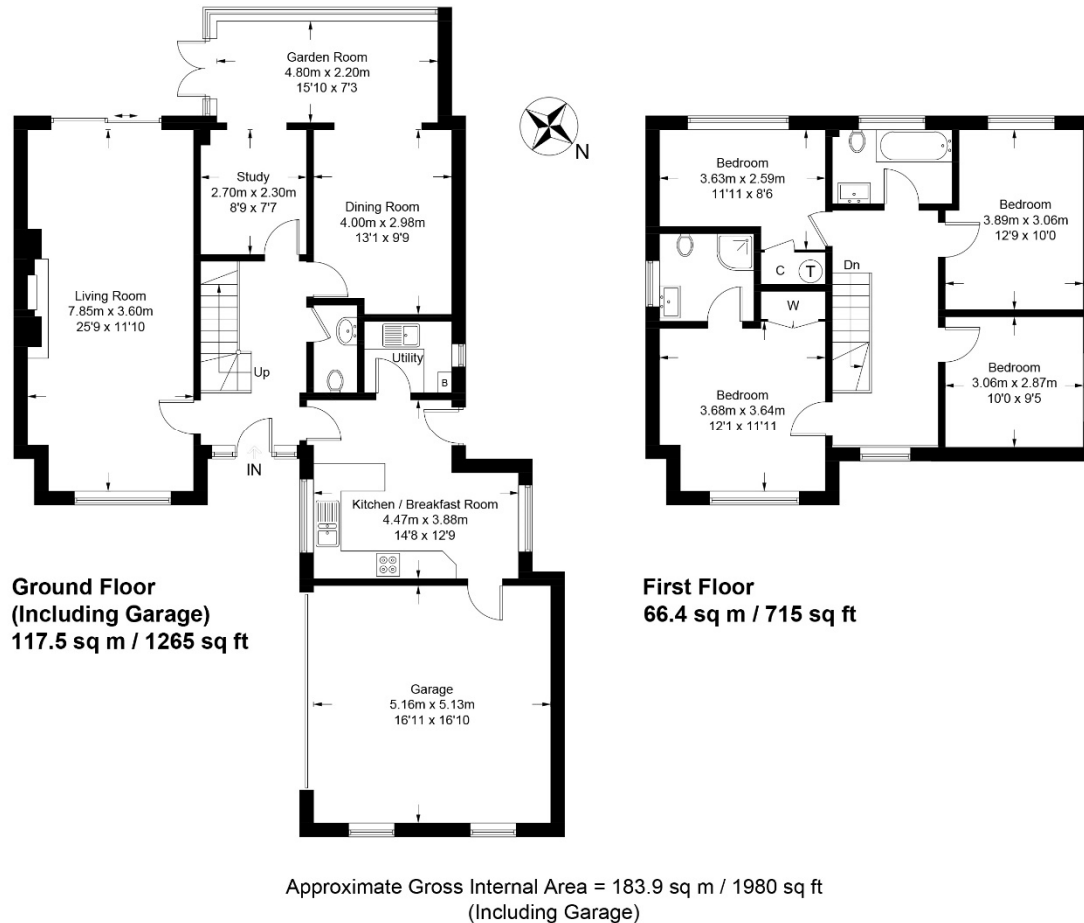


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1056804)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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