



KIMBLE CLOSE, KNIGHTCOTE

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SALES & LETTINGS





Complete Estate Agents are pleased to welcome Kimble Close, Knightcote, Southam to the market - a charming property that offers a delightful countryside living experience. This spacious house boasts 2 reception rooms, perfect for entertaining guests or relaxing with your family. With 5 bedrooms and 2 bathrooms, there is ample space for everyone to enjoy their privacy and comfort. Built in the 1980s, this property exudes character and warmth, offering a unique blend of modern amenities and traditional charm. The open-plan kitchen is a chef's dream, ideal for preparing delicious meals while being part of the conversation with your loved ones. One of the standout features of this property is the bi-fold doors that seamlessly connect the indoor living space with the outdoors. Imagine enjoying a cup of tea in the morning while taking in the open views across the picturesque farmland - a tranquil setting.

Parking will never be an issue with space for 3 vehicles, making it convenient for you and your guests. Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a place to raise a family surrounded by nature, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home and experience the beauty of countryside living at its finest. Contact us today to arrange a viewing and take the first step towards creating your own slice of paradise in Knightcote.



Entrance Hall

4.84 x 2.09 (15'10" x 6'10")

Entered via solid wood door. Stairs to first floor. Herringbone pattern karndean flooring.

Cloakroom

Low flush WC. Wash hand basin. Window to front. Radiator.

Lounge

6.35 x 3.67 (20'9" x 12'0")

Entered via double doors. Inset log burner. Radiator. Window to front. Patio door to rear garden

Study

3.41 x 2.44 (11'2" x 8'0")

Radiator. Karndean herringbone flooring. Window to front.

Sitting / Dining Area

3.33 x 5.60 (10'11" x 18'4")

Karndean herringbone style flooring. Velux roof windows. Bifold doors to rear garden.



Kitchen

3.70 x 3.32 (12'1" x 10'10")

Impressive modern re fitted kitchen with top of the range appliances. Boiling hot water tap. Built in dishwasher. Larder fridge. Built in double ovens. Bi fold window to rear. Karndean herringbone style flooring. Microwave combination oven. Samsung induction hob with down draft extractor. Quartz worktops with Island. An array of modern base cupboards and drawers.

Utility Room

2.35 x 2.18 (7'8" x 7'1")

Doble bowl sink unit. Mixer tap above. Base cupboards. Window to rear. Door to rear garden. Door to garage



First Floor Landing

Access to loft. Linen cupboard. Doors to

Family Bathroom

2.52 x 2.44 (8'3" x 8'0")

Beutifully refitted four piece suite comprising of stand alone bath with seperate walk in shower with full length glazed screen. Low flush wc. Wash hand basin. Feature stone tiled wall. Modern black heated towel radiator. Oak panelling. Tiled floor. Window to front.

Bedroom One

4.29 x 3.39 (14'0" x 11'1")

Radiator. Double built in wardrobe. Window to rear.

En Suite

Walk in shower with full height glazed screen. Fully tiled splash areas. Stand alone bath. Low flush WC. Wash hand basin. Heated towel rail. Herringbone pattern flooring. Window to front.



Bedroom Two

3.55 x 3.06 (11'7" x 10'0")

Radiator. Window to rear.

Bedroom Three

3.08 x 3.06 (10'1" x 10'0")

Radiator. Window to rear.

Bedroom Four / Office

3.10 x 1.91 (10'2" x 6'3")

Radiator. Window to front.



Bedroom Five

3.11 x 4.58 max (10'2" x 15'0" max)

Built in wardrobe. Radiator. Window to front.

Outside Rear Garden

The rear garden is fully enclosed by timber fencing with post and rail to the rear over looking open farmland. There is a lawn area with pavior and gravel patio area. Maturing trees and shrubs.

Double Garage

Entered via two up and over doors with power and light conected. Door to utility room.

Front

Gravel offroad parking for three vehicles. Grass lawn to front. Gated side access to rear .

Stratford District Council

Elizabeth House, Church St, Stratford-upon-Avon CV37 6HX Phone: 01789 267575

Knightcote Information

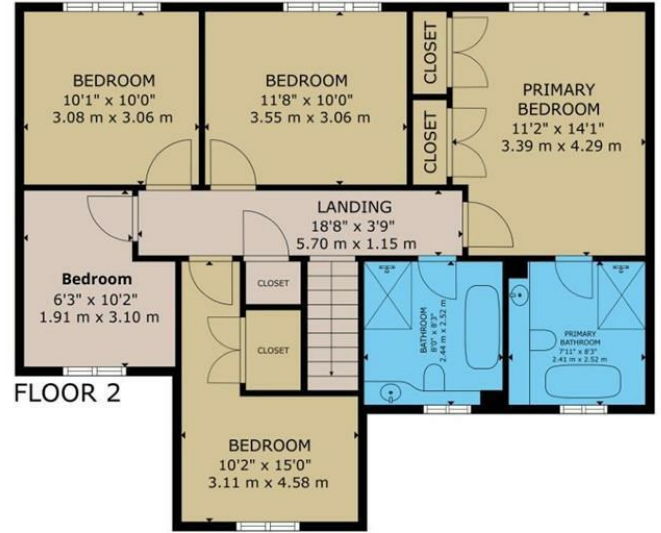
Knightcote sits between Gaydon and Northend, which are south Warwickshire villages close to the North Oxfordshire and South Northamptonshire borders. Fenny Compton, close by, provides a medical centre with pharmacy, primary school, village shop, post office and public house.

Larger centres include the market town of Banbury, Leamington Spa, Stratford-Upon-Avon and Warwick which all offer exceptional shopping, theatre and leisure facilities.

Local primary school in Fenny Compton and secondary school Kineton. Prep schools - The Croft (Stratford-upon-Avon), St John's Priory (Banbury), Carrdus (Overthorpe), Bilton Grange (Dunchurch), Princethorpe and Arnold Lodge (Leamington Spa). Senior independent schools – Tudor Hall Girls (Bloxham), Bloxham, Warwick, Kings High Girls (Warwick), Stratford Grammar, Kingsley Girls (Leamington Spa) and Rugby.

Connections to the M40 motorway at junction 12 (Gaydon) approximately 3 miles or Junction 11 (Banbury) 14 miles. Excellent Intercity Rail services from Banbury to London





GROSS INTERNAL AREA
 FLOOR 1: 1,176 sq. ft., 109 m², FLOOR 2: 861 sq. ft., 80 m²
 TOTAL: 2,037 sq. ft., 189 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



(Marylebone from 60 minutes) and Birmingham from Leamington Spa. Birmingham Airport is 30.8 miles.

Sporting and leisure facilities include golf at Hellidon, Tadmorton and Cherwell Edge (Middleton Cheney); Horse racing at Stratford-upon-Avon, Warwick and Cheltenham; motor racing at Silverstone; fishing and sailing at Draycote Water; lovely walks in the Burton Dassett Country Park and along the Oxford canal; theatre at Stratford-upon-Avon.

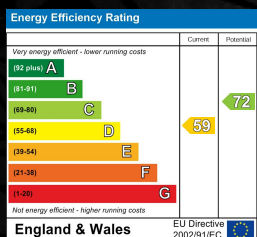


- Five Bedroom Detached Family Home
- Double Glazing
- Bi Fold Doors Leading To Garden
- Double Garage
- Study
- Rural Location
- Re Fitted Bathroom And En Suite
- Open View To Rear
- Sought After Village
- Oil Fire Central Heating



KIMBLE CLOSE, SOUTHAM

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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