





# FOR STARTERS



GUIDE PRICE  
£799,950

## MAIN COURSE

Nestled amidst a breathtaking expanse of picturesque open countryside, this idyllic four bedroom home embodies timeless charm and character. Formerly known as the Grooms Cottage and Stables to the Friz Hill House, this unique residence is set upon approximately 0.4 acres of land offering a perfect blend of rural tranquillity and modern comfort. A delightful feature of this property is the addition of a small paddock with its own separate access, providing additional versatility.

Upon entering, you are greeted by the welcoming aura of the home's interior, where traditional elements seamlessly intertwine with contemporary conveniences. The ground floor showcases a flexible layout, comprising two inviting reception rooms, one with an open fire, and one with a log burner, a spacious bespoke Farmhouse style dining kitchen overlooking the garden, a generous boot room/utility, a charming conservatory, a downstairs double bedroom, a convenient shower room, and a versatile storage room/boiler room, providing access to the single garage.

Upstairs there are three well-appointed double bedrooms, all offering stunning views over open fields. The main bedroom boasts the luxury of an en-suite shower room and fitted wardrobes, while a family bathroom caters to the needs of the household.

Outside, the well-manicured and established South facing garden is fully enclosed by mature hedges and is mainly laid to lawn, with two





eating apple trees and two cooking apple trees. There is a large patio area providing the perfect spot for outside furniture and entertaining. As you venture to the bottom of the garden, you will discover a small paddock currently used as a vegetable garden, with a large Raspberry patch, but ideal for those who would like to keep animals, as it has its own gated access. Back to the front of the property you will find a large block paved driveway providing off road parking for several vehicles and giving access to the single garage which has an electric door.

Located just off Friz Hill, Walton, the property is set well back from the road and is only a 5 minute drive from Wellesbourne and the small market town of Kineton with shops, pubs, and restaurants and within easy reach of the Fosseway and the M40, this remarkable residence offers a truly enchanting retreat for those seeking the quintessential countryside lifestyle with the benefit of nearby amenities.

# KEY INGREDIENTS

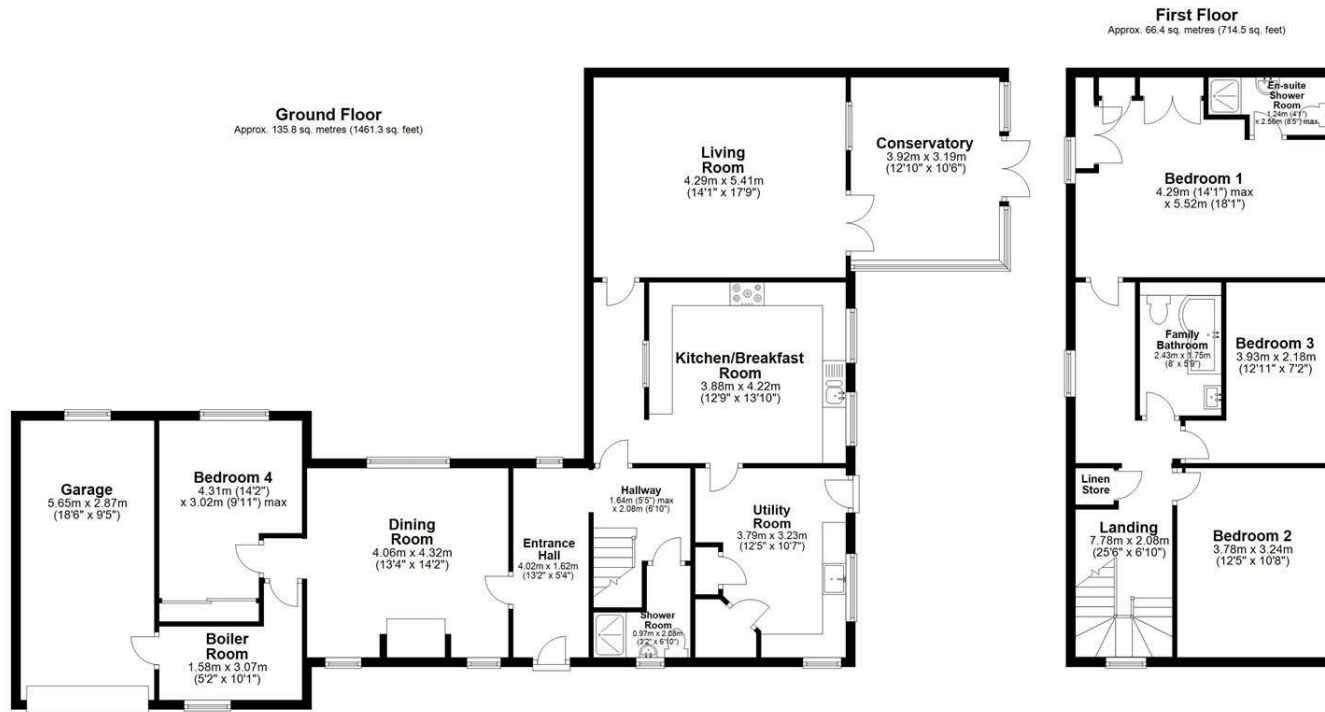
-  Tenure  
Freehold
-  Council Tax  
Band - E
-  EPC  
Band - D
-  South Facing Garden
-  Mains Services  
Electric and Water,  
Septic Tank & Oil
-  Heating System  
Oil Heating

  
Kineton High  
School

WHY NOT TAKE  
A LOOK INSIDE?  
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**Ground Floor**  
Approx. 135.8 sq. metres (1461.3 sq. feet)

**First Floor**  
Approx. 66.4 sq. metres (714.5 sq. feet)

Total area: approx. 202.1 sq. metres (2175.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

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