



SMITH CLOSE, KINETON

complete ● ● ●
SALES & LETTINGS





A stylish semi-detached home built in 2018 by builders Barwood Homes to the Ashby design on the outskirts of the beautiful countryside village of Kineton. The property comprises of open-plan living/kitchen/diner on the ground floor with a stylish heritage fully-fitted kitchen. On the first floor, there are two full width double bedrooms and a modern bathroom. The property benefits from a good sized rear garden with a fully insulated outbuilding currently being utilised as a workshop/workout space with the potential for further development. It also has parking for two cars in tandem. The home is located in a peaceful cul-de-sac and Kineton itself offers a strong sense of community and beautiful rural surroundings, with a primary and secondary school, doctor's surgery, pharmacy, shops, cafés, and restaurants. Local villages include Wellesbourne, home to one of the UK's largest outdoor markets, Gaydon which is ideal for those working at Jaguar Land Rover or Aston Martin Headquarters, and Compton Verney Art Gallery and Park.

It's in the details...

The composite entrance door with double glazed window leads into the open-plan ground floor, with fitted doormat and doorway to guest WC.

Guest WC

Tiled flooring, fitted with a toilet, small hand basin and mixer tap. There is an extractor fan and the electric consumer unit.

Lounge Kitchen Diner

A stylish modern way of living with uPVC double glazed window to the front, a radiator and open storage below the carpeted stairs. Tiling indicates the kitchen dining area, which has a stylish heritage style kitchen with chrome handles, square edged white worktops, a one and a half bowl stainless steel sink with a mixer tap. The kitchen is home to fully fitted Siemens appliances, including a fridge freezer, washing machine, dishwasher, double oven, four ring induction hob with stainless steel splashback and an overhead extractor. Other features include a radiator, downlighting, and a uPVC double glazed window and door towards the garden.

Landing

Carpeted landing with white painted balustrade and oak handrail. With radiator, loft hatch and doors to the two bedrooms and bathroom.

Bedroom One

A full width double bedroom with two uPVC double glazed windows overlooking the rear garden. There is ample space for wardrobes and bedroom furniture. There is also a radiator.

Bedroom Two

A full width double bedroom with two uPVC double glazed windows to the front elevation and a radiator.

Bathroom

A stylish bathroom which has a white suite, comprising of a deep bath with a thermostatic mains shower over and glass shower screen. A floating handbasin with monobloc mixer tap, toilet, chrome towel radiator, electric shaver point, downlighting, tiled flooring, splashback feature tiling, and a ceiling extractor fan.

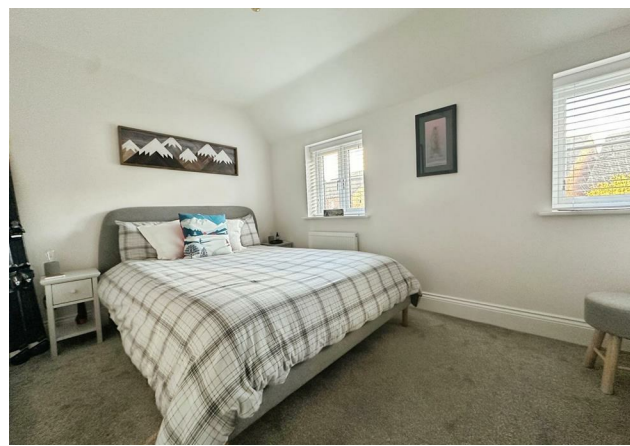
Rear Garden

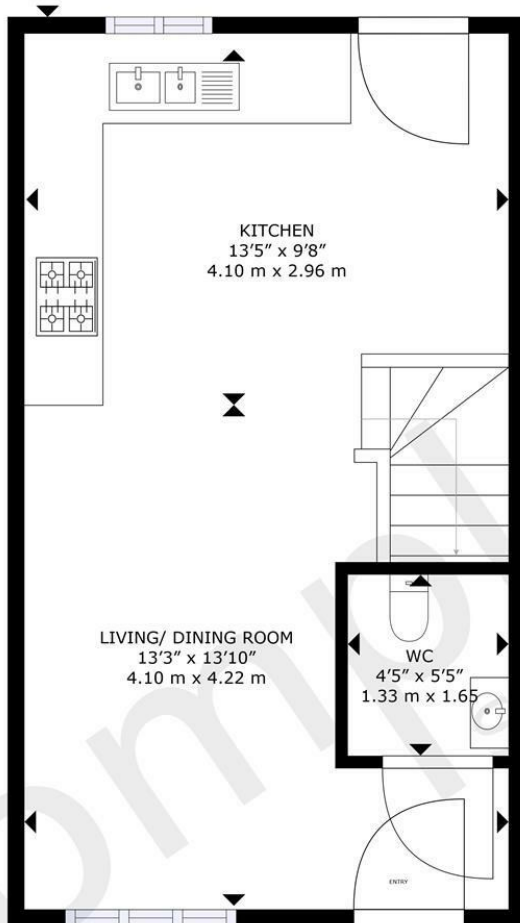
Landscaped to include patios, a large area of lawn, an area of covered planting, barked areas, a large insulated outbuilding to the rear and a timber shed. Features also include an outside tap and lighting. The side gate provides access to the driveway.



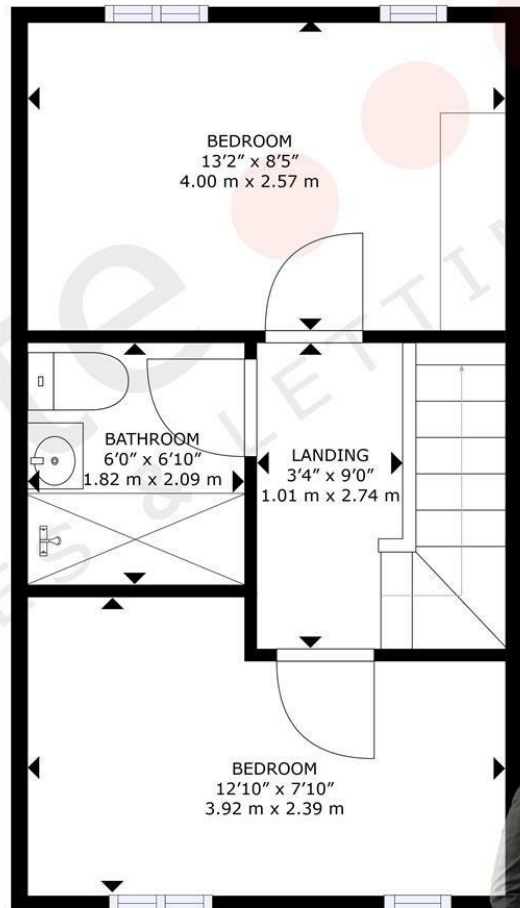
Parking
Parking for two cars in tandem.

Location
Kineton is a highly sought-after and picturesque Warwickshire village, perfectly blending traditional rural charm with modern convenience. Nestled between Warwick, Stratford-upon-Avon, and Banbury, it offers a peaceful countryside setting while maintaining excellent access to major road networks, including the M40, making it ideal for commuters. The village boasts an impressive range of amenities, including a Co-op store, post office, pharmacy, doctor's surgery, restaurants and cafés, ensuring everyday needs are easily met. Kineton is also home to a well-regarded primary school and high school. It also lies within catchment for excellent secondary and grammar schools in nearby towns, making it a great choice for families. The surrounding area offers a wealth of scenic countryside walks, cycling routes, and access to heritage attractions such as Warwick Castle and Compton Verney Art Gallery and Park. With its strong sense of community, rich history, and beautiful rural surroundings, Kineton represents one of the most desirable villages in South Warwickshire.





FLOOR 1



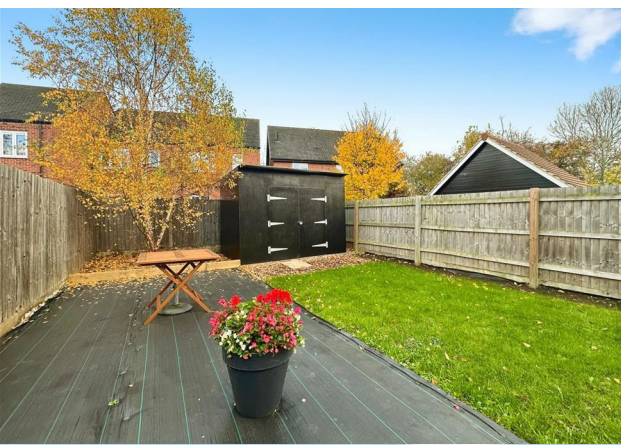
FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1: 329 sq. ft, 30 m2, FLOOR 2: 338 sq. ft, 31 m2
TOTAL: 667 sq. ft, 61 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert





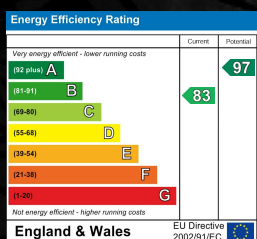
- Semi Detached Home
- Barwood Homes 2018 'The Ashby' Design
- Spacious Lounge Diner
- Guest WC
- Two Parking Spaces

- Two Bedrooms
- Open Plan Living
- Stylish Fitted Kitchen
- A Good Size Garden & Store
- Outskirts Of Village - Cul-De-Sac



SMITH CLOSE, WARWICK

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



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