ADMIRAL COWAN WAY, KINETON

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SALES & LETTINGS

An exceptionally well-presented detached home occupying a superb plot, with a beautifully landscaped south-facing garden enjoying a wonderful backdrop of mature trees. Built by Morris Homes in 2023 to the attractive ‘Datchworth’ design, the property is situated on the popular Willows development on the northern outskirts of Kineton. The spacious and stylish accommodation comprises an entrance hall, guest WC, bay-fronted living room, full-width kitchen diner, two generous double bedrooms, an en-suite shower room and a Jack and Jill bathroom serving both the second bedroom and the main landing. Outside, the property benefits from a detached garage, side-by-side parking for three vehicles, landscaped frontage and a delightful south-facing rear garden.

Property Details...

Entrance Hall
Luxury vinyl Amtico tiled flooring, a radiator, useful storage cupboard beneath the stairs and a carpeted staircase rising to the first floor. Doors lead to the living room, kitchen diner and guest WC.

Guest WC
With a continuation of the luxury vinyl Amtico tiled flooring, a toilet, hand wash basin, radiator and a uPVC double-glazed window.

Living Room
A well-proportioned living room featuring a uPVC double-glazed bay window to the front elevation with modern fitted shutters and a radiator.

Kitchen Diner
A superb full-width kitchen diner with a continuation of the luxury vinyl Amtico tiled flooring. The stylish kitchen is fitted with matte-finished units, brushed chrome handles and square-edged white worktops incorporating a one-and-a-half-bowl stainless steel sink with mixer tap and drainer. Integrated appliances include a Neff washing machine, Neff dishwasher, Neff oven, four-ring Neff gas hob with a stainless steel splashback and Neff extractor hood, together with a Neff fitted fridge freezer. Further features include under-cabinet lighting, downlights and a cupboard housing the gas boiler. There is ample space for a family dining table, while a uPVC double-glazed window and uPVC double-glazed bi-folding doors with fitted blinds provide plenty of natural light and open directly onto the rear garden.

Landing
A carpeted landing with a useful storage cupboard and doors leading to both bedrooms and the Jack and Jill bathroom. A uPVC double-glazed window provides natural light to the staircase.

Bedroom One
A spacious double bedroom featuring a full wall of matte-grey fitted Hammonds wardrobes, a radiator and a uPVC double-glazed window with modern fitted shutters & a remote controlled black-out blind, enjoying a beautiful outlook over the rear garden and mature trees. A door leads to the en-suite shower room.

En-Suite
A beautifully presented and particularly spacious en-suite featuring a large walk-in shower enclosure with a fixed glass screen and attractive feature tiling. There is a toilet, a large hand wash basin with mixer tap, chrome heated towel rail, downlights, extractor fan, luxury vinyl tiled flooring and a uPVC double-glazed window.

Bedroom Two
A generous double bedroom with ample space for a large bed and additional bedroom furniture. There is a radiator, a uPVC double-glazed window to the front elevation with modern fitted shutters and a connecting door to the Jack and Jill bathroom.

Jack and Jill Bathroom
A stylish bathroom fitted with a white suite comprising a deep bath with chrome mixer taps, glass shower screen with flipper panel and an electric shower over. There is also a pedestal hand wash basin with mixer tap, toilet, chrome heated towel rail, extractor fan, downlights, complementary splashback tiling and luxury vinyl tiled flooring.

A uPVC double-glazed window provides natural light, while doors connect the bathroom to both the second bedroom and the main landing.

Rear Garden
A beautifully landscaped, sunny south-facing garden featuring a generous area of sandstone patio, providing an excellent setting for outdoor dining, entertaining and garden furniture. Fitted Pergola. Beyond the patio is a neatly maintained lawn with young planted trees and painted boundary fencing. A pathway and gated access lead to the driveway, while the garden enjoys a particularly attractive and private-feeling backdrop of mature trees.

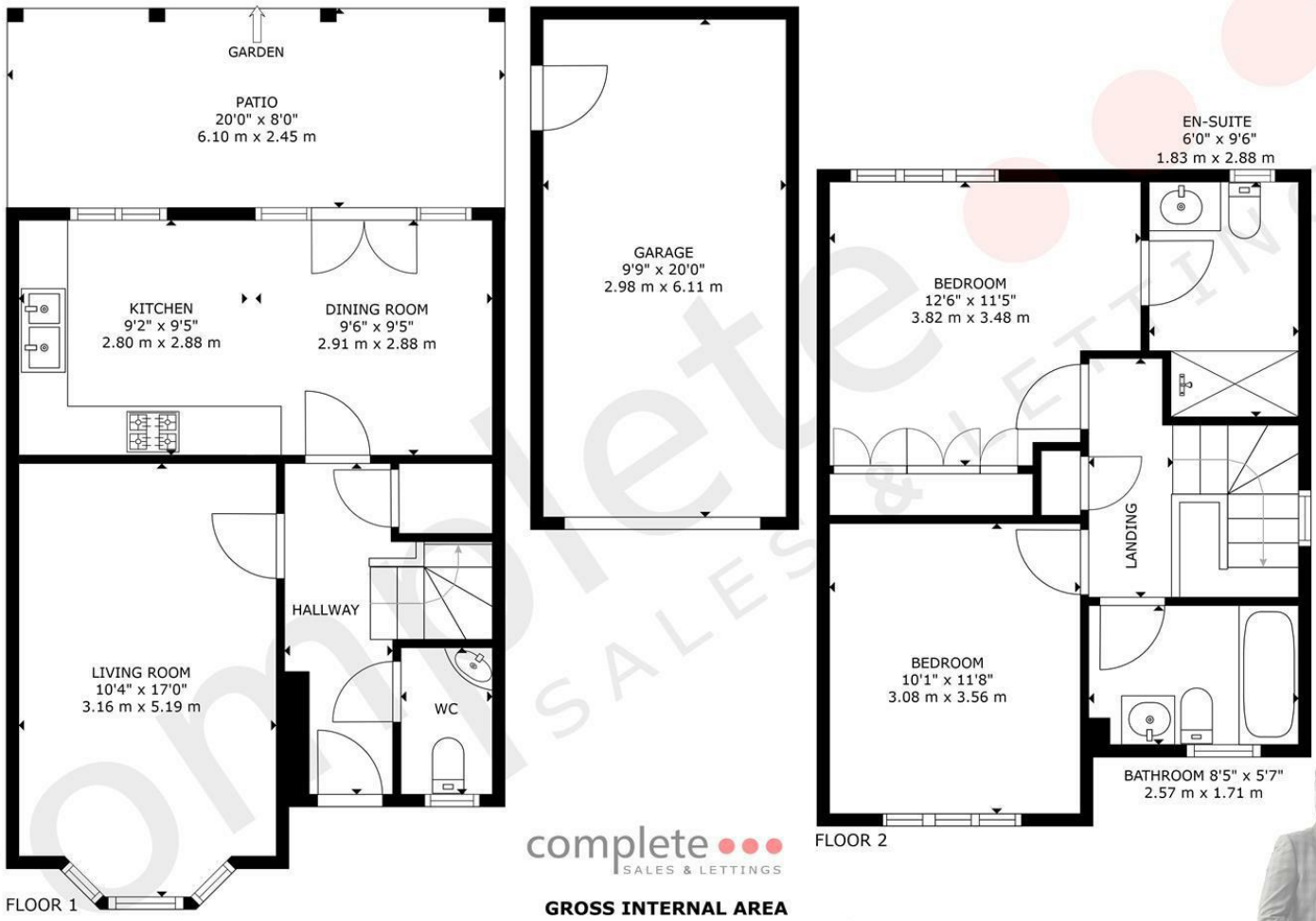
Detached Garage
A detached garage with an up-and-over door, lighting, power and a pedestrian uPVC double-glazed door opening directly into the rear garden. Double WiFi socket.

Front Garden and Parking
The property occupies a particularly favourable plot, providing side-by-side parking for three vehicles. The landscaped frontage includes established hedging and an additional stone-covered area to the left-hand side of the house.

Location
Kineton is a highly regarded and thriving South Warwickshire village, surrounded by beautiful open countryside yet exceptionally well positioned for access to the region's principal towns and transport links. The village offers an excellent range of everyday amenities, including independent shops, convenience stores, cafés, public houses, a post office, medical facilities and a welcoming community atmosphere.

Families are particularly well served by the local primary and secondary schools, while the village also provides recreational facilities, sports and Social club, countryside walks and attractive open spaces. The historic centres of Stratford-upon-Avon, Warwick, Leamington Spa and Banbury are all within convenient travelling distance, offering a wider selection of shopping, dining and leisure facilities.

For commuters, Kineton provides good access to the M40 motorway network, with nearby rail



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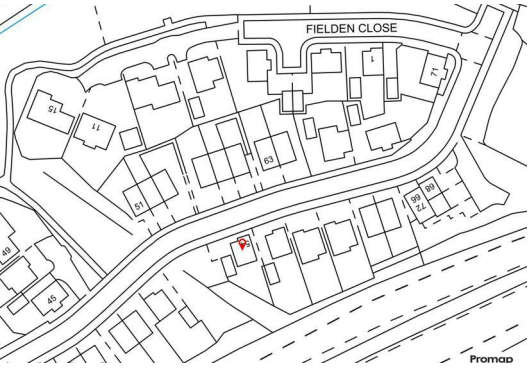
GROSS INTERNAL AREA
FLOOR 1: 474 sq. ft,44 m², FLOOR 2: 455 sq. ft,42 m²
TOTAL : 929 sq. f,86 m²
EXCLUDED AREAS : GARAGE: 196 sq. ft,18 m², PATIO 161 sq. ft, 14 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

services available from Warwick Parkway, Leamington Spa and Banbury. Its combination of village life, excellent schooling, surrounding countryside and convenient connections makes Kineton one of South Warwickshire's most desirable places to call home.

- Morris Homes 2023 Detached
- Stunning Throughout
- Two Double Bedrooms
- Unique Plot Onto Woodland
- Detached Garage
- Datchworth Design- Willows Development
- Entrance Hall & Guest WC
- Two Bathrooms
- South Facing Landscaped Garden
- Three Parking Spaces



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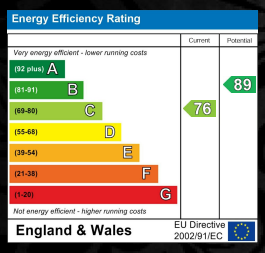
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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