



THE SPINNEY

Norton Grange, Little Kineton, Warwickshire



AN IMPRESSIVE AND BEAUTIFULLY APPOINTED FAMILY HOME

Set in just over 1 acre of grounds with a triple garage and delightful open views

			EPC
4/5	5	4	D
			

Local Authority: Stratford-on-Avon District Council
Council Tax band: H
Tenure: Freehold



SITUATION

Norton Grange is an exclusive private development in the sought-after hamlet of Little Kinton. The former Mansion House and its grounds, once a school, were sympathetically converted in the 1980s to create a characterful residential setting. The property is within easy walking distance of Kinton, which offers a range of amenities including shops, a pub, post office, medical facilities, and well-regarded schools.

Further shopping and leisure facilities are available in nearby Wellesbourne, Leamington Spa, Warwick, Stratford-upon-Avon and Banbury. The area is highly regarded for its excellent choice of state and independent schools, and benefits from strong transport links, with the M40 (J12) providing access to Oxford, London and the Midlands, alongside regular rail services from Banbury and Warwick.





THE PROPERTY

The front door opens to a magnificent entrance hall, with a beautiful staircase rising to the first floor and a galleried landing. Double doors immediately on the left open to a charming drawing room, which benefits from a striking stone inglenook fireplace with an oak mantel and an open fire, and French-glazed doors that open to the rear patio and lawned garden. A door on the right leads to a spacious, triple-aspect kitchen/breakfast room, complete with high-quality fitted cabinetry, a central island, a range of integrated appliances, and space for a dining table. A step leads down to a lovely dining room, and sliding, glazed doors continue to a substantial timber-framed conservatory with a pitched glazed roof and exposed rafters, and two sets of French doors providing access to the garden beyond. A cosy sitting room, with a gas-effect fire, a spacious pantry and a stylish WC complete the ground-floor accommodation.

The staircase rises to a beautiful galleried landing, which provides access to a double-aspect principal suite with stunning views over the garden. The suite is complemented by a dressing room, fitted wardrobes, and two en suite shower rooms. A second generous bedroom has a dressing area and a spacious en suite bathroom. There is also a further bedroom, currently fitted and used as a dressing room, and a family bathroom.





The staircase continues to the second floor, which offers two spacious bedrooms, both with en suite bathrooms. One room is currently used as a study, and both enjoy delightful views across the garden and open countryside beyond.

A gated, gravel driveway provides ample parking for several cars and access to a triple garage.

The property is elevated and sits on an idyllic plot extending to 1.05 acres. The garden is mainly laid to lawn with a range of mature trees and leads down to the River Dene. A stone-paved patio is bordered by shrub and herbaceous borders that provide colour and interest throughout the year, and is accessed from the drawing room and conservatory. The patio is complemented by a charming pergola and provides a wonderful space for dining and entertaining.





Services

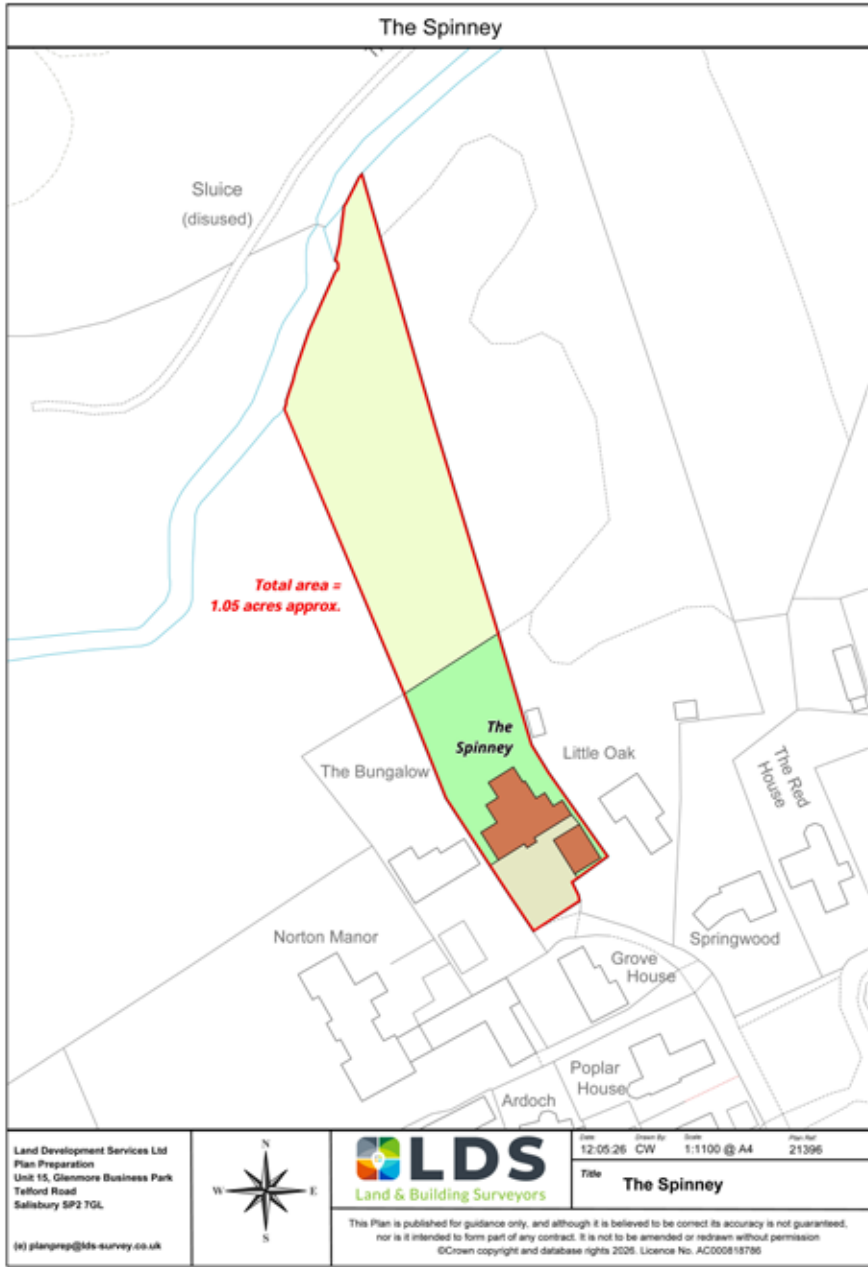
Mains electricity, water and drainage are connected to the property. Oil-fired central heating. Fibre broadband connected to the property.

What 3 Words

///riverside.goodbye.waxes

Viewing

By prior appointment only with the agents



Approximate Floor Area = 424.1 sq m / 4565 sq ft
Garage = 106.7 sq m / 1148 sq ft
Total = 530.8 sq m / 5713 sq ft (Excluding Void)



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107256

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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Date: 11 June 2026
Our reference: STR012628953

The Spinney, Norton Grange, Little Kineton, Warwick, CV35 0DP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,400,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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