



LOXLEY HOUSE

Kineton, Warwickshire



A SPACIOUS AND ATTRACTIVE FAMILY HOME

With well-appointed rooms, a spacious, mature garden, and a private, gated driveway with a double garage in this popular village.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold



SITUATION

Kineton village offers a vibrant community with excellent amenities including a mini supermarket, Indian restaurant, post office, florist, public house, doctors, veterinary surgeries, primary and secondary schools, and churches, while more extensive shopping and leisure facilities are available nearby in Wellesbourne, Leamington Spa, Warwick, Stratford-upon-Avon and Banbury; the area is well served by a range of highly regarded state, private and grammar schools such as Bloxham, Sibford, King's High, Warwick School, The Croft Prep, King Edward VI, Stratford Grammar, Arnold Lodge and Kingsley School for Girls; and it is ideally positioned for commuters, with Junction 12 of the M40 offering access to Oxford, London, Birmingham and the Midlands, regular rail services from Banbury, Warwick and Leamington Spa, and Birmingham International Airport approximately 30 miles away.

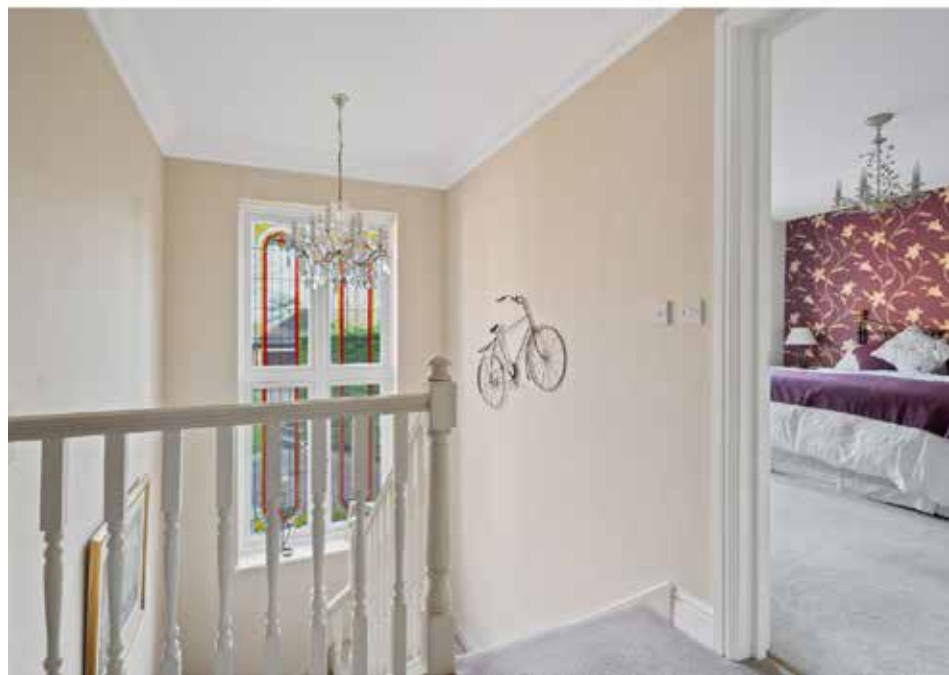




THE PROPERTY

2 Palmers Leys forms one of five executive detached houses, understood to have been constructed in 2002. The property has been extensively and sympathetically modernised, refurbished and upgraded since 2011 by the current owners.

The front door sits beneath a timber porch and opens to a welcoming entrance hall with a beautiful staircase rising to the first floor. A door on the right opens to a delightful, triple aspect sitting room, benefiting from a large bay window providing views to the garden and a fireplace housing a wood burner. The entrance hall further provides access to a stylish WC, a spacious study, a generous dining room with a walk-in bay window to the front, and a cosy family room. To the rear of the property, the impressive kitchen/breakfast room is complete with a central island, a range of base and wall-mounted units with Silestone worktop, a twin Belfast sink with Quooker tap and an array of integrated appliances to include a dishwasher, wine cooler, bin stores and a large pantry cupboard with automatic lighting. This is complemented by a utility room and boot room, providing practical day-to-day functionality, while the adjoining, triple-aspect garden room offers an abundance of natural light, with glazed bifold doors opening to the private garden and stone-paved patio.





Stairs from the entrance hall rise to the first-floor landing, which provides access to an impressive Principal bedroom, with a spacious dressing room featuring an array of fitted wardrobes and shelving, and an en suite bathroom with a walk-in shower. Two further spacious bedrooms enjoy the benefit of fitted wardrobes and en suite shower rooms, and a family bathroom serves the remaining two bedrooms, both of which are generous in size and offer delightful views to the front and rear of the property.

A separate staircase, accessed from the bright and airy library, rises to a wonderful games room, a flexible space suitable for a variety of purposes, which benefits from a WC and access to eaves storage. There is a connecting door to a boiler room fitted with twin Worcester gas-fired boilers and a pressure hot water cylinder.

A gated, brick-paved driveway provides ample parking for several cars and access to a double garage. The beautifully maintained garden is mainly laid to lawn and is bordered by shrub and herbaceous borders that provide colour and interest throughout the year. A stone-paved patio is accessed from the garden room and the inner hall, and provides a wonderful space for dining and entertaining.





Services

Mains electricity, water and foul water drainage are connected to the property. LPG gas central heating. BT broadband is connected to the property. Note: Palmers Leys Management Company for the five properties includes a £45pcm fee for the upkeep and maintenance of the private road.

What3words

///engraving.windmills.alley

Viewing

By prior appointment only with the agents

Approximate Floor Area = 360.4 sq m / 3879 sq ft
 Garage = 33.1 sq m / 356 sq ft
 Total = 393.5 sq m / 4235 sq ft



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 #108399

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.



Evey Hadley
 01789 297735
 evey.hadley@knightfrank.com

Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
 Stratford-upon-Avon, Warwickshire, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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Date: 26 May 2026
Our reference: STR012656815

Loxley House, 2 Palmers Leys, Kineton, Warwick, CV35 0JG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,225,000.

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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KNIGHT FRANK LLP

Enc:

Evey Hadley
Negotiator
+44 1789206964
evey.hadley@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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