



Hutton Road, Kineton

Offers Over **£350,000**



Hutton Road

Kineton, Warwick

Located within a sought-after development in Kineton, this attractive three-bedroom semi-detached property, built by Bloor Homes in 2016, has been enhanced by the current owner to create a stylish and well-appointed home. Notable improvements include the installation of aluminium bi-fold doors to the rear and a beautifully landscaped south-east facing garden, designed to maximise both light and usability. The property also benefits from a garage, off-street parking and far reaching countryside views.

The ground floor accommodation begins with an inviting entrance hall, with stairs rising to the first floor and access through to the principal living spaces. To the front, the living room provides a comfortable and light-filled setting, ideal for both relaxing and entertaining, and benefits from a pleasant outlook along with useful storage.

To the rear, the kitchen/dining room forms a standout feature of the home, fitted with a range of modern units and integrated appliances, along with space for additional white goods. There is ample room for dining, while impressive aluminium bi-fold doors finished in Anthracite Gray span the rear elevation, opening fully onto the garden and creating a seamless connection between indoor and outdoor living. A separate utility area and ground floor W/C enhance the practicality of the layout.





Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom enjoys a rear aspect and is complemented by an en-suite shower room. The second bedroom is a well-proportioned double, while the third bedroom offers flexibility as a single room, nursery, or home office. The family bathroom is fitted with a contemporary suite comprising a bath with shower over, wash basin, and WC.

Externally, the rear garden has been thoughtfully landscaped to create an impressive and highly usable outdoor space. A generous porcelain patio provides an ideal area for seating and entertaining, flowing onto a newly laid lawn. Raised planted beds add structure, colour, and seasonal interest, while the south-east facing aspect ensures the garden enjoys plenty of natural sunlight throughout the day, making it perfect for both relaxing and social occasions.

To the front, the property is set back with a front lawn, driveway parking for two cars and access to the garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Kineton is a well regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and Junior Schools, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdresser's and Barbers' Shop as well as an Optician, Vets, Florist, Post Office, Co-op Supermarket, Chemist with Pharmacy and a Home Furnishing Shop.



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

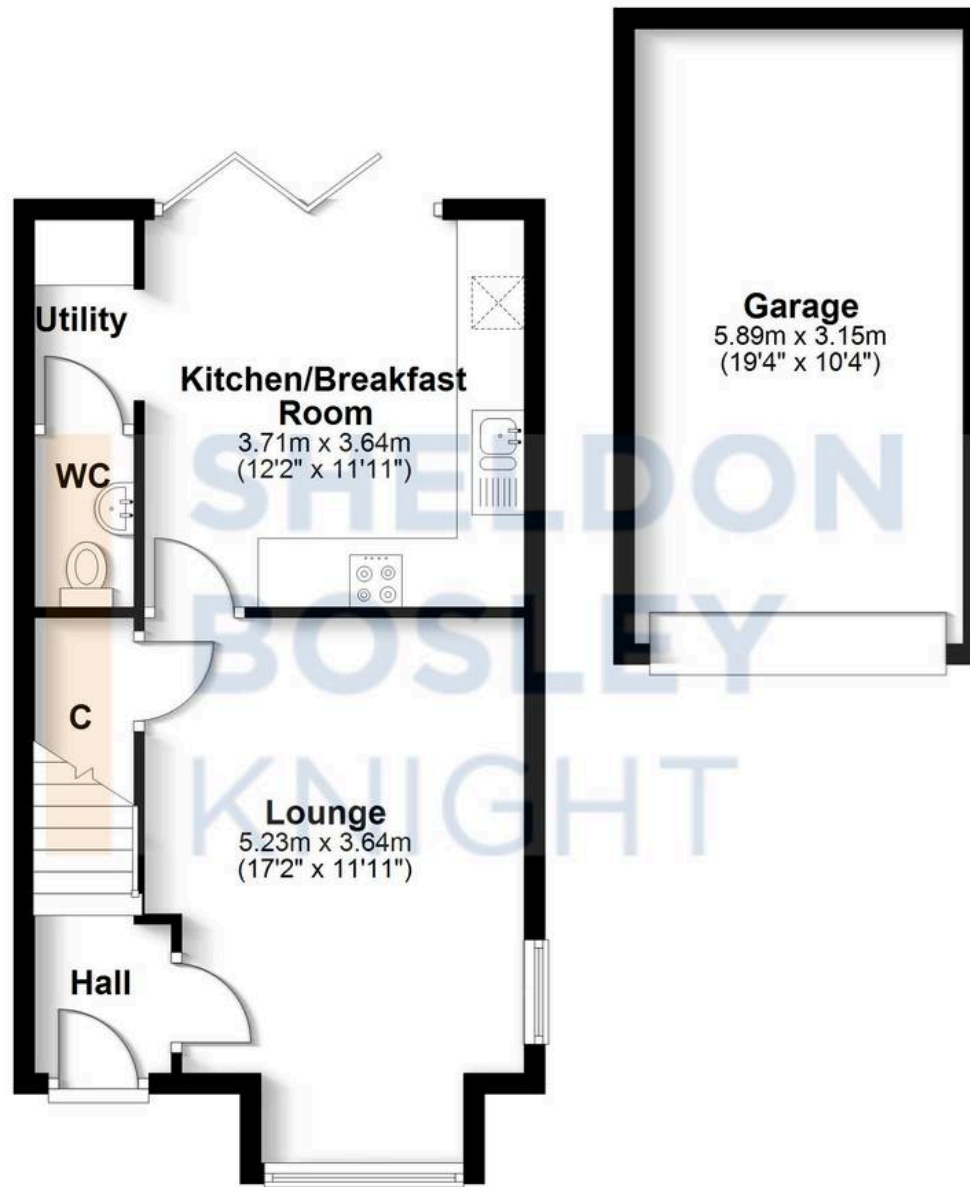
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



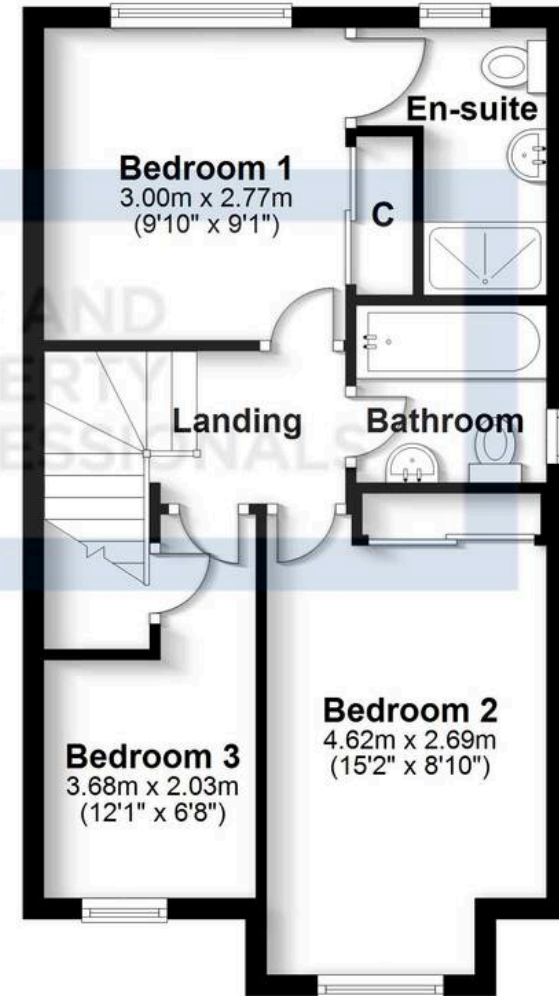
Ground Floor

Approx. 58.6 sq. metres (630.5 sq. feet)



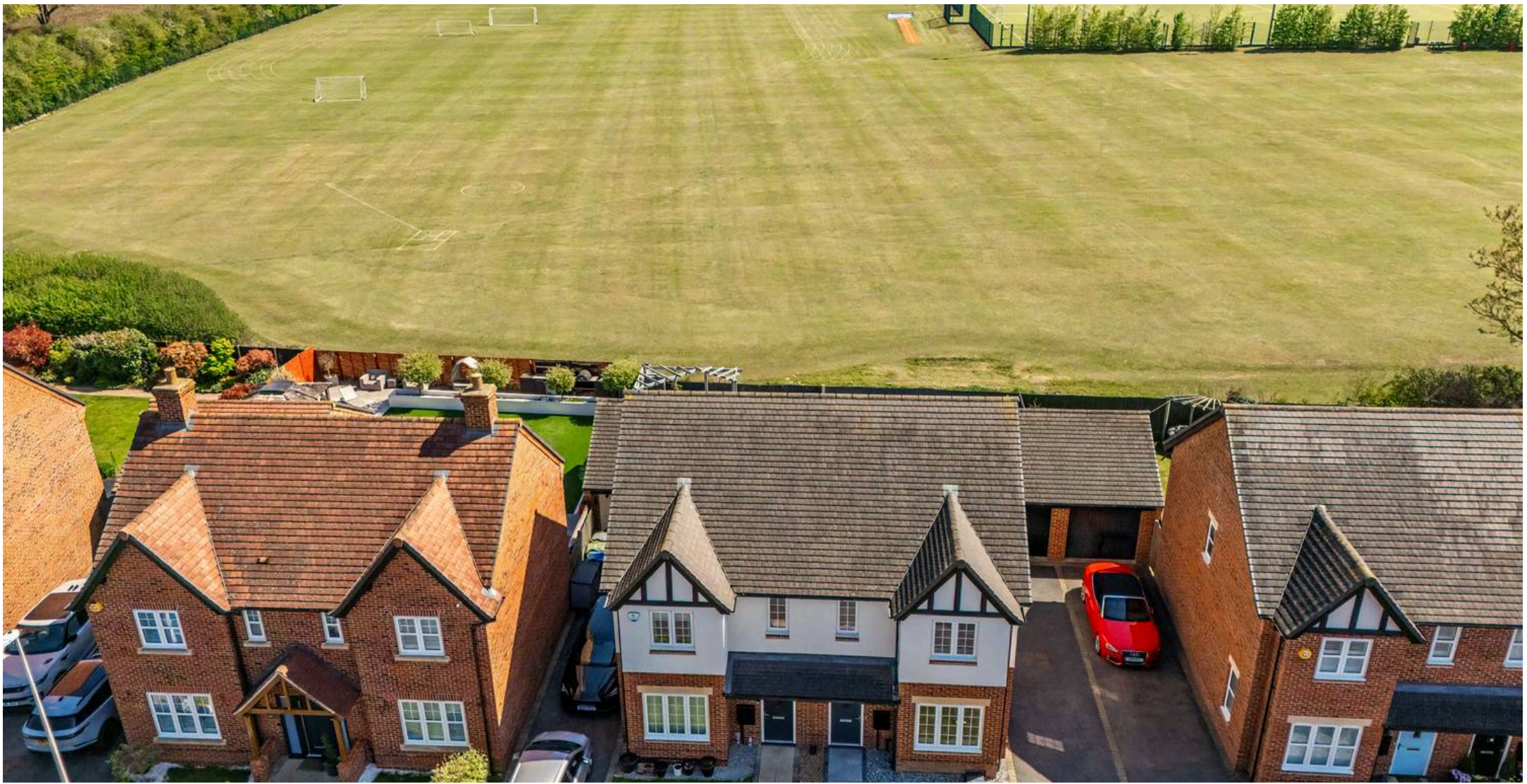
First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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