



## Hampton House Walton Road Kimcote, Lutterworth, LE17 5RU

A Refined Countryside Retreat – LUXURY LIVING in the Heart of Kimcote Village, with POTENTIAL FOR SEVEN BEDROOMS & FOUR BATHROOMS.

Nestled in the desirable village of Kimcote and backing directly onto open countryside, this exceptional 4,011sq ft residence delivers HIGH-SPECIFICATION LIVING in a tranquil rural setting—ideal for buyers seeking space, style, and serenity.

Thoughtfully EXTENDED and RE-IMAGINED, the home offers flexible accommodation across three generous floors. The ground floor hosts a sumptuous principal suite with a dressing area and sleek en-suite, creating a private retreat.

The heart of the home is a BREATHTAKING OPEN-PLAN kitchen, dining, and family space, flooded with natural light via a FULL HEIGHT ATRIUM WINDOW and THREE SETS OF

Guide price £775,000

# Hampton House Walton Road

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- Over 4,000 sq ft of luxury living space arranged over three versatile floors
- High-spec quartz kitchen with central island, induction hob, boiling water tap, and premium integrated appliances
- Ground floor principal suite with dressing area and sleek en-suite bathroom
- Landscaped gardens, expansive patios, and in-and-out driveway with detached double garage
- Highly desirable village setting in Kimcote, with uninterrupted rural views to the rear
- Stylish TV/media wall with contemporary bioethanol fire, perfect for relaxed evenings or entertaining
- Two additional double bedrooms and a luxury family bathroom with dual rainfall showers
- Showstopping open-plan kitchen/dining/family room with full-height glass atrium and three sets of bi-fold doors
- Generous bar/games room and cloakroom accessed via a dedicated stairway
- Top floor offers scope for three more bedrooms, an en-suite and further bathroom if desired

## Entrance Hall

5.69m x 2.67m

## Bedroom One

4.01m x 3.78m

## Kitchen/Dining/Family Room

11.81m x 6.96m

## Dressing Area & En-Suite

1.52m x 2.13m

## Lounge/Bedroom Four

6.60m x 4.22m

## Double Garage

5.89m x 5.31m

## Family Bathroom

4.14m x 3.25m

## Top Floor Build Out Potential

30'2" x 13'1" (9.20 x 4.01)

## Bedroom Two

4.14m x 3.61m

## Bedroom Three

3.45m x 2.41m

## Bar/Games Room

10.85m x 3.81m



[Directions](#)





Floor Plan



Total floor area: 317.8 sq.m. (3,421 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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