



## 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

Kimcote, Lutterworth, LE17 5RU



- Over 4,000 sq ft of luxury living space arranged over three versatile floors
- Highly desirable village setting in Kimcote, with uninterrupted rural views to the rear
- High-spec quartz kitchen with central island, induction hob, boiling water tap, and premium integrated appliances
- Stylish TV/media wall with contemporary bioethanol fire, perfect for relaxed evenings or entertaining
- Ground floor principal suite with dressing area and sleek en-suite bathroom
- Two additional double bedrooms and a luxury family bathroom with dual rainfall showers
- Landscaped gardens, expansive patios, and in-and-out driveway with detached double garage
- 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

## Kitchen/Dining/Family Room

11.81m x 6.96m

## Lounge/Bedroom Four

6.60m x 4.22m

## Family Bathroom

4.14m x 3.25m

## Bedroom Two

4.14m x 3.61m

## Bedroom Three

3.45m x 2.41m

## Bar/Games Room

10.85m x 3.81m

## Bedroom One

4.01m x 3.78m

## Dressing Area & En-Suite

1.52m x 2.13m

## Double Garage

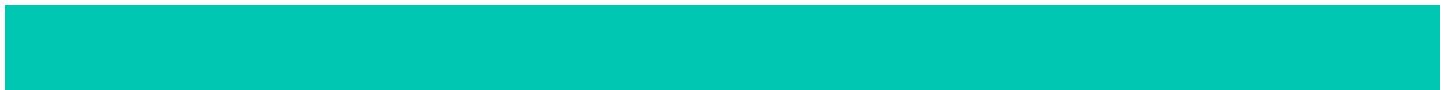
5.89m x 5.31m

## Top Floor Build Out Potential

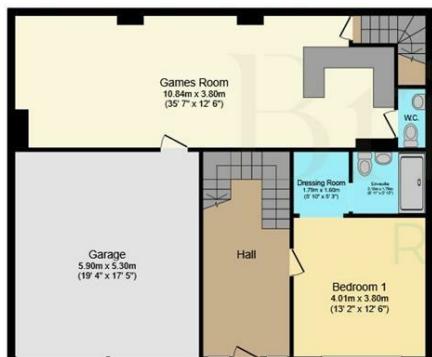
30'2" x 13'1" (9.20 x 4.01)



## Directions



## Floor Plan



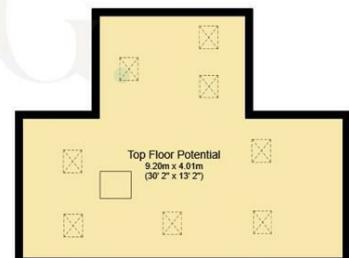
**Ground Floor**

Floor area 115.6 sq.m. (1,245 sq.ft.)



**First Floor**

Floor area 152.9 sq.m. (1,646 sq.ft.)



**Second Floor**

Floor area 49.2 sq.m. (530 sq.ft.)

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			
(81-91) <b>B</b>		72	77
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	