



Little Pittern, Kineton, CV35 0LU

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*

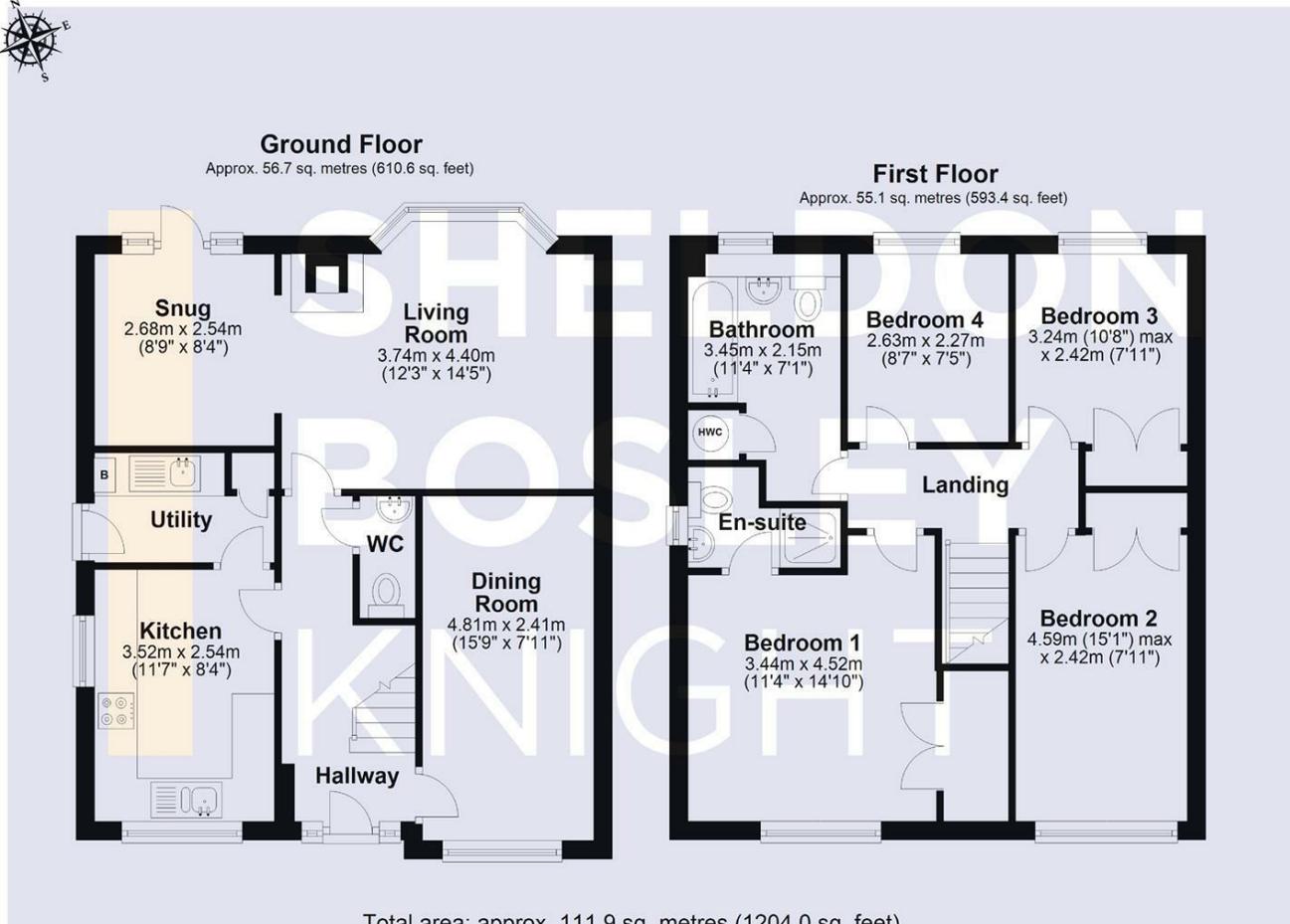
A great opportunity to acquire an attractive four bedroom, detached home set within a quiet cul-de-sac all within easy walking distance of the centre of Kineton and the wonderful amenities it has to offer.

Offering approximately 1200 sq ft of accommodation this lovely home benefits from a good sized garden and driveway parking. The accommodation comprises in brief: Hallway, Dining Room, Guest Cloakroom, Kitchen, Utility Room, Open Plan Snug/Living Room with wood burning stove, Four Bedrooms Family Bathroom and En-Suite Shower Room.

Kineton is a well-regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: a High School and Primary School, a Playgroup, three Churches, two Doctors' Surgeries, two Hairdressers as well as an Optician, Vets, Butcher, Florist with Garage Themed Cafe, Post Office, small Supermarket, Home Furnishing Shop. There is a Public House, an Artisan Baker, Sports & Social Club and a Village Hall. Award winning Fish and Chip Shop. Indian Brasserie and Chinese Take Away. There is a friendly community spirit within the village with a varied calendar of social events taking place.







DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Key Features

- Central Village Location
- Quiet Cul-De-Sac
- Four Bedroom Detached Family Home
- Living Room & Snug with Contemporary Log Burner
- Separate Dining Room
- Bathroom and En-Suite Shower Room
- Good sized rear Garden
- Driveway Parking
- EPC Rating - E

**Offers Over  
£400,000**

EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority -  
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee