



Astley Close Little Kington CV35 0FP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Approx 2428 square feet of accommodation

Key Features

- Located on a private, small development on the edge of the village of Little Kineton
- Stunning light and bright Open Plan Kitchen/Dining/Living Room
- Three Reception Rooms including living room with log burner
- Large Hallway with Guest Cloakroom
 - Utility Room
- Four generous sized bedrooms; the main bedroom having a walk-in wardrobe and en-suite Shower Room
 - Detached double garage
 - West facing garden
 - Driveway parking
 - EPC Rating C





The Property

Situated in the sought after village of Little Kineton, this immaculately presented stone built detached house is a true gem waiting to be discovered. Boasting three reception rooms, four bedrooms, and three bathrooms, this property offers ample space for comfortable modern living.

Built in 2020 by Kendrick Homes to a high specification, this stunning contemporary home exudes elegance. The property features generously proportioned rooms, perfect for both relaxation and entertainment.

One of the standout features of this residence is the private rear west-facing garden, providing a tranquil retreat that is not overlooked, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

Conveniently located on the edge of the sought-after village, a short walk to Kineton itself, this property offers the perfect blend of peaceful surroundings and easy access to local amenities. The private residential development ensures a secure and exclusive living environment.

With parking space for up to four vehicles, you'll never have to worry about finding a spot for your car. The high specification of this property guarantees a luxurious living experience for its future residents.

Little Kineton is a short stroll from the well-regarded village of Kineton which is situated on the M40 corridor conveniently located for junction 12 at Gaydon with easy access to the charming towns of Stratford upon Avon, Royal Leamington Spa and Warwick and access to local employers Jaguar Land Rover and Aston Martin. There are a wide variety of local amenities in the village including a post office, two doctors' surgeries, an optician, hairdressers, newsagents, florist, renowned Gilks Garage coffee shop and a small supermarket. In addition, there are two pubs and two churches, a village hall including a library and a thriving sports and social club, secondary and primary schools.

Entrance Hall

Dining Room
12'11" x 10'3"

Living Room
19'4" x 12'11"

Open Plan Kitchen/Dining/Living Room
24'9" x 17'2"

Utility Room

Guest Cloakroom

Study
13'3" x 10'3"

On the First Floor

Main Bedroom
20'2" x 13'8"

Walk-in Wardrobe

En-Suite Shower Room

Bedroom Two
13'3" x 12'2"

Bedroom Three
12'11" x 10'3"

Bedroom Four
12'11" x 12'5"

En-Suite Shower Room

Family Bathroom

Double Garage





General Information

Services

Mains water, drainage and electricity are connected to the property.
LPG is installed at the property
Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

Tenure

We understand that the property is for sale Freehold

Council Tax

We understand that the property has been placed in band G with Stratford District Council.

Service Charge

There is a service charge of approximately £400 per year which covers the maintenance of the private road and communal garden areas.

The management company is Kington Grove Management Company - this company is made up of all the freeholders in the close.

Viewings

Viewings strictly by appointment with the Agents.











To view this beautiful home, please call
Sheldon Bosley Knight Kington Office on 01926 642200

Floorplan



Total area: approx. 225.6 sq. metres (2428.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight not to be reproduced

Total area does not include the Garage

