



LITTLE KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**4 WALNUT CLOSE
LITTLE KINETON
WARWICKSHIRE
CV35 0DP**

½ mile from Kineton village centre
10 miles to Stratford-upon-Avon
11 miles to Warwick and Leamington Spa
4 miles to Junction 12 of the M40 motorway at
Gaydon

**FORMING ONE OF NINE MODERN
PROPERTIES IN A SELECT SMALL
DEVELOPMENT, A BEAUTIFULLY
PRESENTED SEMI-DETACHED TWO
BEDROOM TWO BATHROOM
COTTAGE**

- Entrance Hall
- Guest WC
- Living Room
- Kitchen Breakfast Room
- Two Bedrooms
- Bathroom
- Ensuite Shower Room
- Enclosed Landscaped Garden
- Private Parking
- EPC Rating B

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Little Kineton lies approximately 1/2 mile to the South of Kineton, a popular well served village with a number of shops for daily requirements including post office, two general stores, bakers pharmacy, opticians, hairdressers, and veterinary practice. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public houses, sports club, primary and secondary schools.

The two villages enjoy a close, active community a diverse population of all ages, drawn to the village for its facilities, café, and restaurants. The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby Stratford upon Avon, Banbury, Leamington Spa and Warwick offer a wide range of shopping, recreational, leisure facilities and supermarkets.

4 Walnut Close, understood to have been constructed by Messrs Blewbury Homes in 2019, forms part of a small select development of just nine houses on the outskirts of the picturesque village of Little Kineton. Positioned at the end of the cul-de-sac, number four comprises a two-storey semi-detached cottage which has been improved and maintained by the current owners to an excellent standard. These works include considerable landscaping of the front and rear gardens, replacement kitchen unit doors and drawer fronts, replacement fridge freezer and double electric oven. Bedroom One benefits from built-in full height wardrobe cupboards, providing ample storage space in addition to the Ensuite Shower Room.

GROUND FLOOR

Entrance Hall with under stairs storage cupboard. **Guest WC** with close coupled WC, pedestal wash hand basin, tiled floor and extractor fan. **Kitchen Breakfast Room** with outlook to front, tiled floor and fitted with a range of matching kitchen units under L-shaped worktop. Inset stainless steel single bowl single drainer sink with mixer tap, inset electric hob with double electric oven under and extractor hood over, integrated fridge, freezer, dishwasher and washing machine/dryer. **Living Room** with sliding patio door opening to rear garden.

FIRST FLOOR

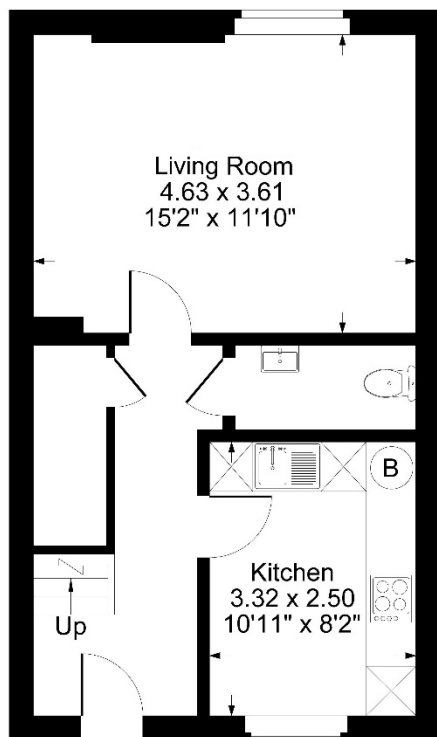
Landing with access to loft space. **Bedroom One** outlook to the rear, range of built-in wardrobe cupboards and Dressing Area with further storage. **Ensuite Shower Room** fitted with enclosed double shower cubicle with sliding door, wash hand basin set to vanity unit with storage under, close coupled WC, towel radiator, tiled floor and extractor fan. **Bedroom Two** outlook to the front of the property. **Bathroom** fitted with panelled bath with separate shower over, close coupled WC, wall-mounted wash hand basin with storage under, towel radiator, tiled floor and extractor fan.

OUTSIDE

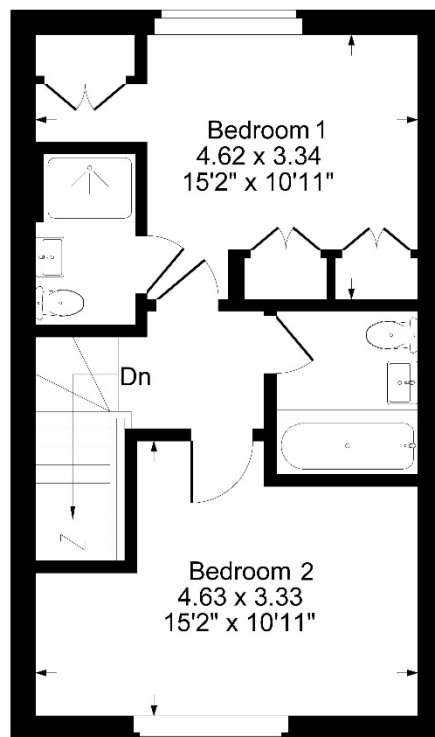
To the front of the property, a well stocked flower bed with paved pathway leads from the private parking area for two vehicles. Outside light.

To the side of the property a pedestrian gate leads to rear garden. Fully enclosed and attractively landscaped with mature planting and flower beds, ornamental lawn and paved patio joining the rear of the house, Garden shed, outside light and water supply.





Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 38.24 sq m / 412 sq ft
First Floor = 38.24 sq m / 412 sq ft
Total Area = 76.48 sq m / 824 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB:- Annual Maintenance charge of approximately £550 to GDW Little Kineton Management Co. Ltd

Services

Mains water, drainage and electricity are connected. LPG central heating from communal gas tanks. Ofcom Broadband availability: *Superfast*. Ofcom predicted external Mobile coverage Good outdoor: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D
Energy Performance Certificate

Current: 84 Potential: 96 Band: B

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Directions

CV35 ODR

From the village centre South along Bridge Street and continue into Little Kineton. The entrance to Norton Grange will be found on the right hand side. The entrance to The Courtyard will be found on the left hand side set back from the road and though an archway

What3Words:

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