



28 Kineton Road, Wellesbourne
Warwick

 **RDR DASSAUR**

£920,000



28 Kineton Road

Wellesbourne, Warwick

Home:

- *Private detached home with a floor space of just under 2000 Sq. Ft*
- *5 bedrooms 1 Additional detached studio apartment*
- *High quality bespoke finish throughout*
- *Panoramic view of open farmland and the River Dene running beyond them*
- *Freehold*
- *Double detached garage with decking in rear garden*



28 Kineton Road

Wellesbourne, Warwick

Set back in a substantial private plot, behind an attractive hedged screened wall, partly laid to lawn, a block paved driveway with parking for at least 8 cars leads to this magnificent, detached residence, immersed in character, it is perfectly located for family life and entertaining. The sitting room with contemporary log burner, double garage with studio apartment above, with uninterrupted countryside views that stretch far out from the rear garden. It is an extensive, yet delightfully homely property, that offers a rare retreat that you can adapt to your own style and taste and add even further value in this exclusive level of significant accommodation. Setting Located in the peaceful and leafy countryside with the convenience of the town and city, Wellesbourne occupies a privileged semi-rural location within Southern Warwickshire. Bordered by stunning open fields, woodland and rivers, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice for shopping, leisure and cultural possibilities, with major towns and cities including Solihull,



28 Kineton Road

Wellesbourne, Warwick

Coventry and Birmingham are all within a 30 mile radius and can be accessed with regular transport services to London and beyond whilst the location itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network. Wellesbourne is served by amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church, Morton Morrell college and the great Ofsted rated schools. A wide-ranging array of shops include the Co-op and Sainsbury's supermarkets, as well as independent retailers, fishing sites, post office, restaurants, public houses and of course Wellesbourne Market bring vibrancy to this attractive, 'Britain in bloom', award winning village. The entrance is approached via the drive to an arched doorway presenting itself to the foyer with heavy double doors where you will be greeted by the splendid dark wooden staircase to the first floor galleried landing. As we turn left into the main family sitting room, you come upon a hard laminate floored dual front and rear aspect room space that encompasses a triple bay window to the front elevation and Sunroom to the rear.



28 Kineton Road

Wellesbourne, Warwick

Your focus is drawn to the centrally inset modern wood burner with fire plate base with twin shelving back set to either side, all illuminated with a singular light fitting along with LED spotlighting creating a gentle flowing comfortable habitat. With immediate unobscured arched entry through to the modern Sunroom, you will note the High mullioned dual elevation Georgian gridded windows and two exit doors to the outside side and rear area. The high-slanted white clad ceiling prepares the room to be flooded with light and warmth in the day, further assisted with a wall mounted electric radiator for those colder winter nights. The area is served by a U-shaped ledge surrounding the perimeter. To the right you walk through the twin dark wood glass grided doors to the single light fitting illuminated 3.8-meter double height 'Atrium dining room' with vaulted ceiling and quadruple aspect Georgian gridded windows. Following through the rectangular arch we walk into the reversed mirror of the Sunroom: The 'Snug'. Having the same impressive, Georgian gridded dual aspect windows and clad slanting ceiling, with wall mounted electric radiator leading through elaborate UPVC French doors into 'The Office'.



28 Kineton Road

Wellesbourne, Warwick

This remarkable dual-purpose chandelier and LED lit space incorporates fitted bespoke cabinetry office desk furniture that is crafted and made to measure, custom built to specification with 2-person separate seating and workspaces along with 6 soft close drawers, smoked glass twin opposing cabinets that also provide smart and practical storage solution, allowing you to file, categorise and manage your documentation for a clutter free and harmonised environment. A thoughtfully designed home office that enhances your setting making working from home a pleasure. Exiting the office via 2 double wooden doors we directly cross over the walkway to 'The Study'. This auxiliary study/work area is fitted with a floor to ceiling double cabinet adjacent to the entrance with made space for a computer desk, directly opposite a fitted bespoke cabinetry study desk flowing along the depth of the room, with shelving and wall cabinets galore surrounding the perimeter for files or decoration and cubby holes to house current paperwork or any additional technology such as a printer or a scanner and all illuminated by natural light by way of triple front elevation windows to the fore.



28 Kineton Road

Wellesbourne, Warwick

Returning to the walkway we turn right towards the expansive kitchen that is perfect for weekend get together's with all the family. There's an impressive country-style tiled floor, and the U-shaped workstation envelops the area. You'll also find a 7-Burner 'Beko' gas cooker, Speckled marble look worktops with contrasting black-silk finish drawers and tiled black splashback that surrounds the kitchen worktop. With LED lighting and a rear aspect triple window, this is a kitchen that will be a joy to cook in for any domestic culinary master. Additional to the kitchen there is a walk in Laundry/pantry with a wash basin inset into the workstation along with plumbing for a washing machine, having a UPVC door accessing the side entrance of the house. The Laundry is well-equipped to handle boots and pets, and there's a versatile cloakroom as well directly opposite as you leave the kitchen, with thick edge cistern serving a low-level toilet and tiled splashback rectangular wash basin featuring an oval inset bowl, with mirrored door vanity unit. Returning to the magnificent centrepiece staircase we ascend to the first floor, illumined with high set LED spotlights overhead to the generous landing space which gives access to the five bedrooms, bathroom and loft area. A smooth contemporary mat-grey towel rail brings about a warm embellished family shower room, that is a testament to the elegance and nature of this home and location, having sleek tiled cream coloured flooring harmonising the darker wall and shower tiles.



28 Kineton Road

Wellesbourne, Warwick

Create your own spacious oasis with the modern thermostatic shower area. Its multipurpose design features a fixed rainfall shower head and a practical lightweight handset that you adjust as per your requirements. The shower itself is a double width three-sided enclosure with a high quality transparent double width shower screen. Bespoke dark wood soft close cabinetry surfaces the stunning area with cupboards, draws and rectangular shaped countertop washbasin that comes in Ceramic Body with a reflective gold finish sitting just below a mirrored electric light wall cabinet. Bedroom 3, a double bedroom is approached as you turn to the left, with a fitted double wardrobe with adjoining 4 unit accompanied drawers, with views overlooking the expansive drive to the fore. The next room, bedroom 4 sees out to the rear garden is a single bedroom with ample space for a double wardrobe and office desk and chair. Returning to the gracious hallway next to the shower room is the large spot lit double bedroom 2 with full width bespoke tailored wardrobes with views over the front lawn. Directly parallel is room 5 a single bedroom that can be established as a nursery or playroom as well.



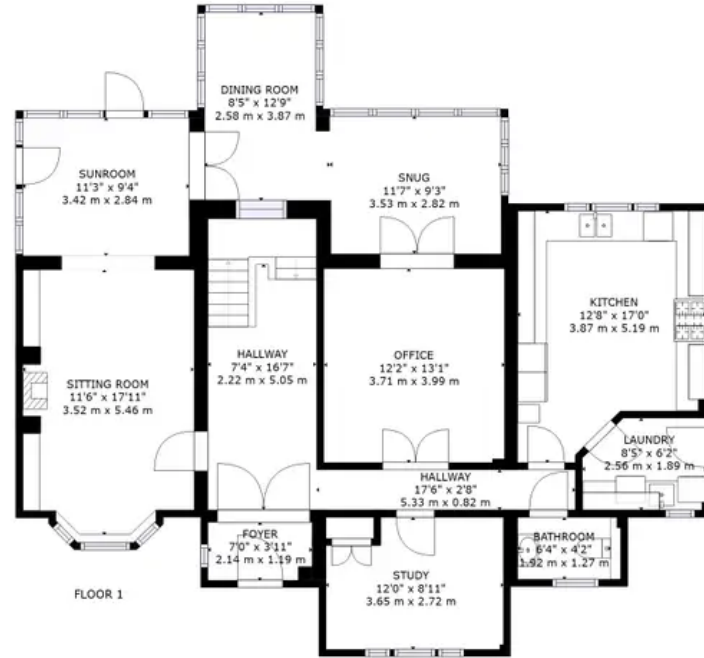
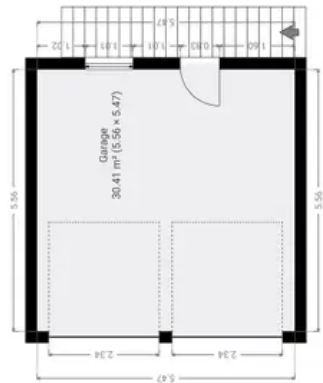
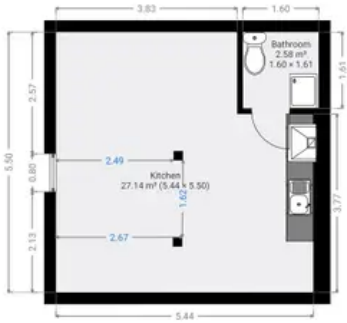
28 Kineton Road

Wellesbourne, Warwick

The final piece to this remarkable abode stands proudly at the end of the hallway, the dual aspect Master bedroom. This expansive room truly elevates the status of the occupier as the irrefutable head of the family with perimeter LED spotlights, a high quality bespoke 5 door corner fitted wardrobe and UPVC French doors opening to the charming, stilted balcony for enjoying those warm summer nights and views across country fields to the river. The master bedroom owns an equally masterful exceptionally capacious ensuite bathroom that serves the head of the household dutifully with an inclined spot lit ceiling to one side with a white and contrasting grey colour schemed interior. Encompassing a three-piece suite with a particularly smooth and luxurious curved doubled ended standalone bathing tub. All served by a period style vintage inspired Chatsworth Savoy Traditional Towel Radiator. Returning down the stairs and to the rear garden, where you may entertain and enjoy in the fenced off plentiful decked area to the side, for early afternoon sun and merriment with external power points installed, for outdoor heating and music. Partly laid to lawn and partially block paved the garden oversees expansive views of open countryside for peace and tranquillity in abundance. The detached double garage with pitched tiled roof, is well maintained and secure with double doors to the front of the property, housing the separate boiler for the studio apartment above.







GROSS INTERNAL AREA
 FLOOR 1: 1392 sq. ft., 129 m², FLOOR 2: 1012 sq. ft., 94 m²
TOTAL: 2404 sq. ft., 223 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



RDR Dassaur estate agents

Unit 2 Nelson Dale Wharf Street, Warwick - CV34 5LB

01926268989

Admin@RDRDassaur.co.uk

rdrdassaur.co.uk/

