



Connells

Walnut Close  
Little Kineton Warwick

# Walnut Close Little Kineton Warwick CV35 0DR

for sale offers over  
**£800,000**



## Property Description

This generously proportioned and beautifully presented five-bedroom detached executive home offers an excellent balance of sociable open-plan living and well-defined individual rooms. The heart of the home is the impressive open-plan kitchen/dining room, complemented by a separate utility room, a dedicated study, and a stylish lounge featuring a log-burning stove.

The accommodation briefly comprises: hallway, guest cloakroom, study, utility room, kitchen/dining room and lounge. To the first floor are five double bedrooms, a family bathroom, a separate shower room and an en-suite shower room to the principal bedroom.

Outside, the property enjoys a generous rear garden, along with a driveway, EV charging point and a double garage.

## Introduction

Little Kineton lies approximately half a mile south of Kineton, a popular and well-served village offering a wide range of everyday amenities. The village offers a good range of amenities including Junior and Senior schools and play group, Post Office and a good variety of local specialist shops including Hairdressers, Florist/garden shop, Coffee shop and a small Supermarket; in addition there are Doctors Surgeries, Bakery, Vet, a popular & thriving pub, Churches, a Village Hall and a thriving Sports and Social Club.

The area enjoys a close and active community with a diverse population, drawn by its strong local facilities, cafés and restaurants. The surrounding countryside offers superb opportunities for walking, cycling and riding, while the Cotswold Hills lie just to the south. Nearby towns such as Stratford-upon-Avon, Banbury, Leamington Spa and Warwick provide an extensive choice of shopping, leisure and recreational amenities, along with major supermarkets.

## Entrance Hall

A generous and welcoming entrance hall filled with natural light, featuring a front-elevation entrance door, contemporary ceiling downlighters, under floor heating, tiled flooring and a staircase rising to the first floor. The hallway offers a practical understairs storage cupboard and provides access to the cloakroom, kitchen/dining room, lounge and study.

## Study

A well-proportioned study featuring a double-glazed front-elevation window, underfloor heating and bespoke built-in storage, creating an ideal space for home working or quiet retreat.

## Cloakroom

Fitted with a low-level WC, wash hand basin set within a vanity unit, underfloor heating and finished with tiled flooring for a clean, modern look

## Sitting Room

A bright and generously proportioned reception room featuring double-glazed windows to the front and two additional side-elevation windows, all fitted with blinds. Underfloor heating, Ceiling downlighters and an attractive feature fireplace with log burner create a cosy yet contemporary feel. Sliding patio doors open onto the rear garden, offering an effortless flow between indoor and outdoor living.

## Kitchen/Diner

A stunning, contemporary open-plan kitchen and dining space, fitted with matching wall and base units and sleek work surfaces, centred around a stylish island with storage beneath. The kitchen includes an inset one-and-a-half bowl sink with mixer tap and a full range of integrated appliances: two ovens, induction hob with splashback and extractor hood, fridge/freezer, wine fridge and dishwasher.

The room offers excellent space for a dining or snug area and benefits from underfloor

heating throughout. Sliding doors open directly onto the rear garden, complemented by a rear-elevation double-glazed window and an internal door leading through to the utility room.

### Utility Room

Fitted with matching wall and base units incorporating a one-and-a-half bowl sink with mixer tap and an integrated washing machine. The room also houses the wall-mounted boiler, features ceiling downlighters, tiled flooring and has a door to the side of the property.

### First Floor

#### Landing

A carpeted staircase rises to a spacious first-floor landing with large window to the rear elevation looking out to the garden. Offering access to the loft and a useful storage cupboard, with doors leading to all bedrooms and the family bathroom.

#### Bedroom One

A spacious principal bedroom featuring built-in wardrobes with sliding doors, two central heating radiators, and double-glazed windows to the rear and side elevations. A door leads through to the en-suite.

#### En Suite Shower Room

Stylishly appointed with a low-level WC, wash hand basin set within a vanity unit, and a double shower enclosure. Additional features include an extractor fan, shaver point, inset ceiling downlighters and a heated ladder towel rail. The room is partially tiled and benefits from an obscure double-glazed side-elevation window

#### Bedroom Two

A well-sized double bedroom featuring a central heating radiator and a double-glazed rear-elevation window.

#### Bedroom Three

Featuring a central heating radiator and a double-glazed front-elevation window.

#### Bedroom Four

Featuring a central heating radiator and a double-glazed front-elevation window.

### Bathroom

Stylishly appointed with a low-level WC, wash hand basin set within a vanity unit, and a contemporary free-standing bath. Additional features include an extractor fan, shaver point, inset ceiling downlighters and a heated ladder towel rail. The room is partially tiled and benefits from an obscure double-glazed side-elevation window

### Bedroom Five

Featuring a central heating radiator and a double-glazed front-elevation window.

### Shower Room

Stylishly appointed with a low-level WC, wash hand basin set within a vanity unit, and a double shower enclosure. Additional features include an extractor fan, shaver point, inset ceiling downlighters and a heated ladder towel rail. The room is partially tiled for a sleek, modern finish.

### Outside

#### Front

The front of the property features a mix of lawn and gravel, with a paved pathway leading to the front door and a paved driveway providing access to the double garage. The driveway also benefits from an installed EV charging point, offering added convenience for modern living.

#### Double Garage

A detached double garage with up-and-over doors, equipped with power and lighting.

#### Rear Garden

A generous rear garden featuring a lawn, a large paved patio ideal for outdoor dining, and a graveled area for additional seating or planting. Timber fencing encloses the space, providing privacy and a secure boundary.

#### Council Tax

Local Authority: Stratford District Council

#### Viewings

Strictly by prior appointment via the selling agent.





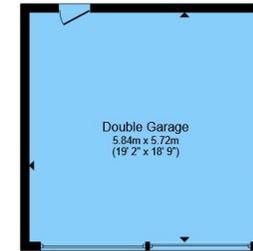




**Ground Floor**



**First Floor**



**Garage**

Total floor area 240.3 m<sup>2</sup> (2,586 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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