

STEPHEN PARRY

& COMPANY



1 Walton Fields, Kineton, CV35 0JP

An immaculate 4 bedroom house with the addition of a stunning oak framed garden room and views across open fields to the rear.



Distances

Gaydon 3 miles
 Leamington Spa 13 miles
 Warwick 13 miles
 Banbury 11 miles
 Stratford upon Avon 11 miles
 Coventry 23 miles
 Rugby 23 miles
 Solihull 29 miles
 B'ham International Airport 33 miles
 Birmingham 38 miles
 (approximate mileages)

Accommodation

Entrance porch • Entrance hall •
 Cloakroom • Drawing Room • Dining
 Room • Oak framed garden room • Study
 • Kitchen/Breakfast room • Utility Room
 • First floor landing • Four Bedrooms
 (Principal bedroom with refitted en suite
 shower room) • Principal bathroom •
 Front garden with driveway to double
 garage • Large rear garden

Location

1 Walton Fields is situated on the edge of the popular village of Kineton and has views across open fields. Kineton has public houses, restaurant, village stores, secondary school and a parish church. Royal Leamington Spa is 13 miles away and has a range of shops, restaurants, cafes and gastro pubs. Stratford-upon-Avon, the home to the Royal Shakespeare Theatre is 11 miles away. The Fosse Way gives access to the Cotswolds villages of Morton-in-the-Marsh and Stow-on-the-Wold.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools at Stratford upon Avon and Alcester, Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft

Prep School in Stratford upon Avon. Moreton Morrell Agricultural College is 4 miles away.

Golf courses are at Stratford-upon-Avon and Leamington Spa, Tadmarton and Brailes. Racing is at Warwick and Stratford and fishing and sailing at Draycote water. There are a number of livery yards in the area and Polo is at Southam and Cirencester.

1 Walton Fields is 4 miles away from Junction 12 of the M40 providing access to Gaydon for Jaguar Land Rover and Aston Martin. Trains are from Banbury (10 miles) to London Marylebone in under 60 minutes and Birmingham in 30 minutes.

The Property

1 Walton Fields is constructed in Cotswold Stone and was built by Linfoot Country Homes in 2001. The property offers versatile and flexible family accommodation and the current owners have skillfully improved the property by adding a kiln-dried oak framed garden room and refitted with a brand new luxury designer en suite shower room to the main bedroom. The front door opens into the entrance hallway with oak flooring and doors to the cloakroom, study, drawing room, dining room, kitchen and a staircase to the first floor landing. The cloakroom has a fitted suite to comprise wash hand basin and WC. The study has integrated lime oak storage furniture and desk. The drawing room has a natural stone fireplace with Charnwood log burner and provides access to the stunning kiln dried oak





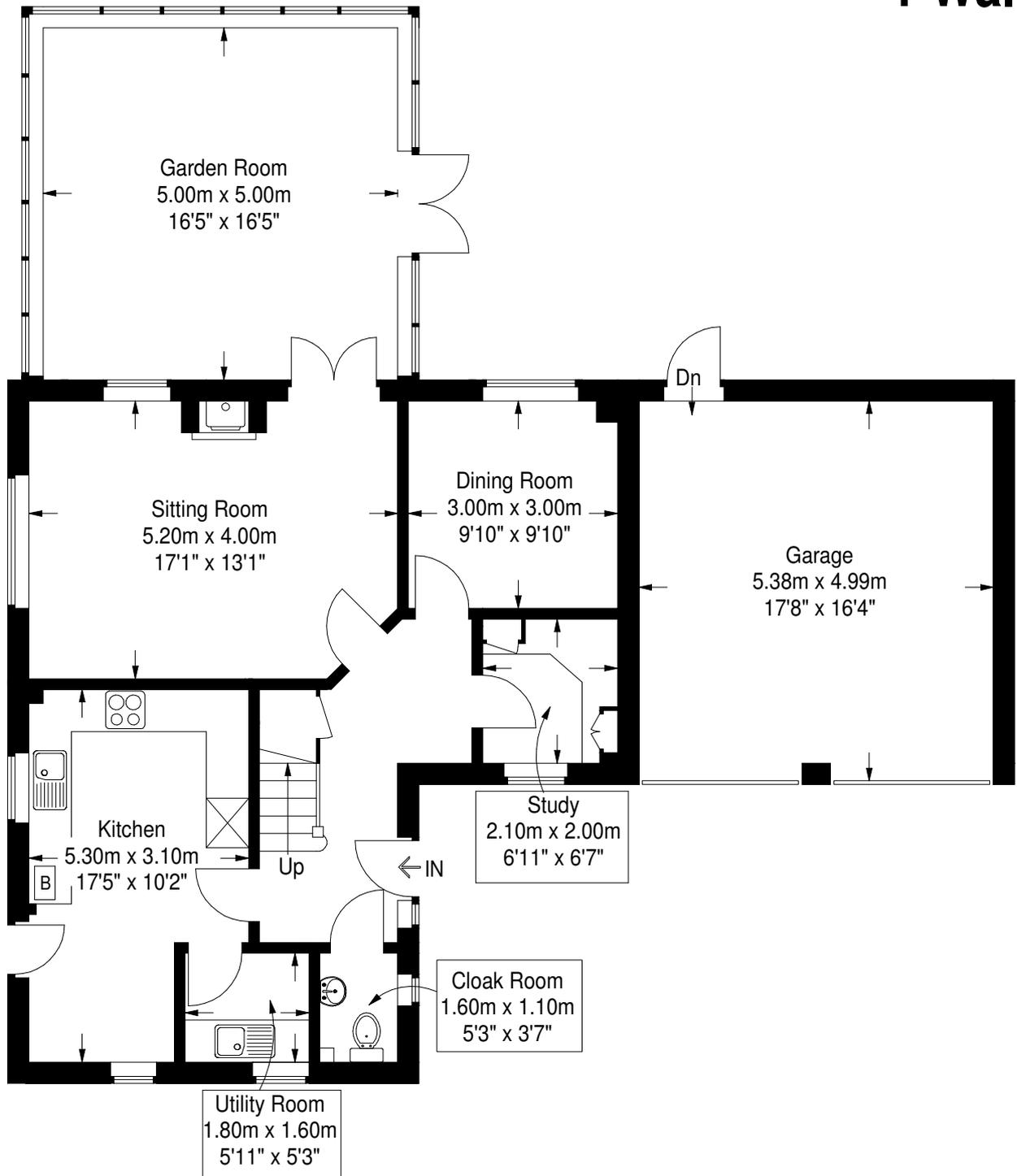
framed garden room that has exposed oak roof beams with integrated Bowers & Wilkins speakers and limestone flooring.

The oak doors from the garden room lead directly into the rear garden. The dining room is separate from the other reception rooms and could be utilised as a family room if required. The kitchen has a range of Hatt's units with integrated appliances. The first floor galleried landing provides access to all four bedrooms.

The principal bedroom has eaves and windows overlooking the front and rear elevation, a dressing area and a refitted en suite shower room with walk in double shower, limestone bowl wash hand basin on a walnut cabinet and a WC. The room has been tiled with travertine tiles. The principal bathroom is fitted with a white suite with bath and hand shower, wash hand basin, separate shower and WC.



1 Walton Fi



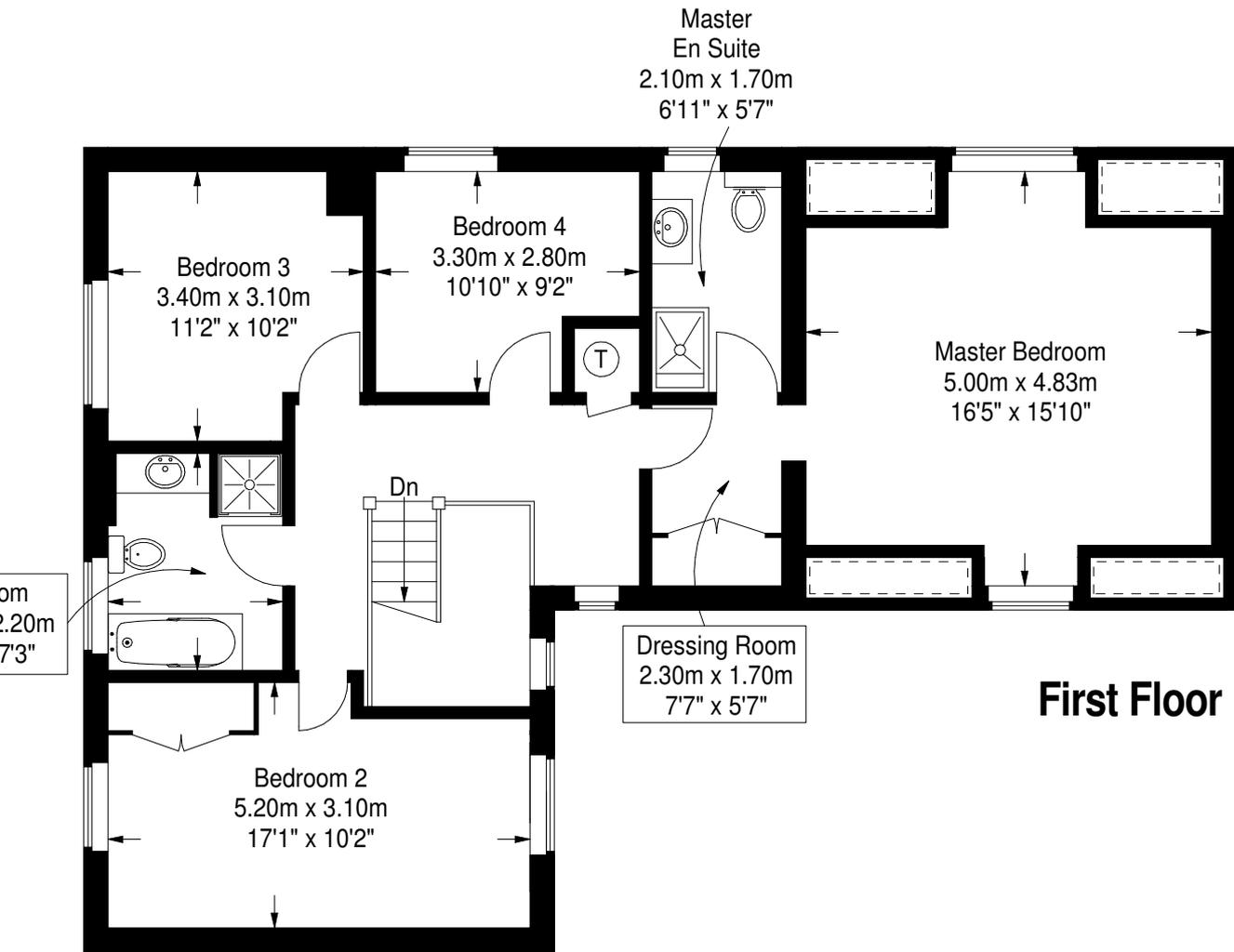
Ground Floor



Approximate Gross Internal Area (Excluding
Garage = 26 sq m
Total = 205 sq m

Illustration for identification
measurements are approximate
to scale. © property

elds, Kineton



ding Eaves) = 179 sq m / 1927 sq ft
 n / 280 sq ft
 / 2207 sq ft

on purposes only,
 approximate, not
 ertybox.org



Gardens and Grounds

The front garden is laid to lawn with box hedging and a driveway providing off road parking and direct access to the double garage. The large rear garden has an Indian sandstone patio adjoining the house and is laid to lawn with established flower and shrub borders. The rear garden backs on to open fields.

Tenure

The property is Freehold.

Services

Mains electric and water are connected to the property. The property has a private drainage managed by Walton

Fields Management Company for which there is an annual charge of approx £250, which includes communal lighting.

EER Rating

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Local Authority

Stratford upon Avon District Council
+44 (0) 1789 267575

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From M40 north junction 12 turn left onto B4451 to Gaydon. Continue across roundabout through Gaydon and then continue for 3 miles to Kineton passing over a mini roundabout into Kineton village centre. At T junction at Swan Hotel continue straight on through village passing shops and the road swings to right. Walton Fields is situated 300 yards past Kineton High School as a left turning off Banbury Road (CV35 OJP).

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