



**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Croft, Lighthorne Road  
Kineton, Warwick, CV35 0JL





## The Property

The Croft is a unique detached residence, thoughtfully extended and refurbished to the highest standard, perfectly designed to embrace its elevated position within a generous plot of just over half an acre. Offering around 2,243 sq ft of versatile living space, the property combines striking architectural features with contemporary finishes, creating a home that is both distinctive and highly practical.

The welcoming reception hall, with cloaks cupboard, leads into a stunning main lounge where a vaulted ceiling and expansive French patio doors flood the space with light and open directly to the terrace and gardens beyond. This impressive room is equally suited to quiet relaxation or large-scale entertaining. Adjoining the lounge is a flexible ground-floor suite with en-suite shower room, ideal for use as a guest bedroom, dedicated home office or studio.

To the other side of the hall lies the heart of the home — a superbly appointed dining kitchen. A bank of sleek storage is complemented by white quartz worksurfaces, a Belfast sink, and space for a freestanding range cooker, with ample room for a breakfast table. An open archway creates a natural flow through to a more formal dining room or family room, offering a second generous living space. A spacious utility room and guest cloakroom complete the ground floor.

The modern staircase rises to a light central landing which leads to three further bedrooms. The principal suite enjoys a stylish en-suite shower room, while the remaining bedrooms are served by an equally well-equipped family bathroom, finished with a contemporary flair.











The grounds extend to around 0.52 acre and have been thoughtfully landscaped to create a private and tranquil setting. Sweeping lawns are interspersed with mature trees, shrubs and seasonal planting, while an expansive paved terrace, partially sheltered beneath a modern pergola, provides the perfect setting for outdoor dining and entertaining. To the side, rural views stretch across open fields, enhancing the sense of space and seclusion.

A gated gravel driveway allows parking for several vehicles and leads to a detached double garage, further underlining the practicality of the property.

With its commanding position, beautifully refurbished interiors and generous plot, The Croft offers an outstanding opportunity to acquire a home that balances character and modern comfort in equal measure, all within the welcoming village community of Kineton.

### The Location

Kineton is a small South Warwickshire town situated 11 miles from Banbury, Stratford upon Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a parish Church, two public houses, sports club and primary and secondary schools. Kineton is situated about three and a half miles from Junction 12 of the M40 motorway at Gaydon which gives quick access to Oxford and London to the south, and Birmingham and the Midlands to the north. There are main line railway stations at Banbury and Leamington Spa.







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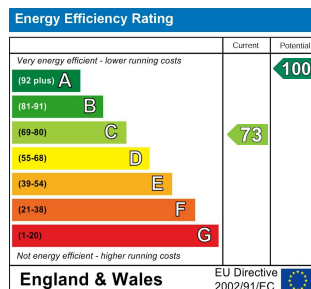


0.58 acre(s)





DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Electric, water and sewerage are understood to be connected to the property. Air source heat pump to underfloor heating to ground floor.

Local Authority: Stratford, Council Tax Band G

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10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: [info@vaughanreynolds.co.uk](mailto:info@vaughanreynolds.co.uk) [vaughanreynolds.co.uk](http://vaughanreynolds.co.uk)