



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Hanley House, 1 Willoughby Court  
Norton Grange, Little Kington, CV35 0DQ



## Property Description

Located within a popular, established development, in the heart of Little Kineton, a pretty and active south Warwickshire village. This detached family home has been thoughtfully extended by the current owners, discreetly boasting generous space throughout, with impressive living accommodation to the ground floor.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation, which in brief comprises: Entrance lobby with WC/Cloaks, inviting dining hall with wood flooring throughout and stairs rising to the upper floor.

Continuing through to the sitting room, patio doors provide access and views to the rear garden and feature fireplace provides a cosy focal point. There is a separate study, ideal for home working and a superb family/living room, which is flooded with natural light through an expanse of bifold glazed Shuco doors and dual aspect windows. Karndean flooring with under floor heating continues throughout and a double width opening leads through to a well equipped kitchen. This space has all the storage and prep space a buyer may need and is complimented by a feature vaulted ceiling with exposed timber trusses. A boot room and utility then completes the ground floor accommodation.

To the first floor, a central landing provides access to four good size bedrooms and a stylish shower room. The main bedroom also enjoys a modern en-suite bathroom, complete with bath, WC and wash hand basin.







Externally, the property benefits two areas of garden, one being accessed via the family room, with a generous paved seating area, feature outside lighting and a leafy backdrop. The other larger space extends to the boundary and is laid mainly to lawn, with interspersed shrubs and trees and a second terrace patio. A pedestrian gate then leads out on the adjoining playing field, which is available for use of the residents of Norton Grange.

To the front of the property, a gravel drive provides ample parking and access to a single garage, which houses a modern, pressurised heating system.

#### Location

Little Kineton is a delightful small Warwickshire hamlet lying about half a mile south of Kineton surrounded by attractive open countryside. Located on the edge of the village is the exclusive Norton Grange estate comprising the substantial early 18th Century mansion house built by Willoughby de Broke, together with its substantial outbuildings and mature woodland grounds. Formerly a private school, the mansion house, together with the adjoining outbuildings, were converted into attractive period apartments, cottages and bungalows, together with modern individual family homes in a delightful setting.





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# 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: All mains services are understood to be connected to the property.

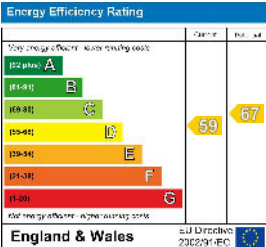
Local Authority: Stratford-upon-Avon, Council Tax Band F

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Ground Floor  
 First Floor  
 Approximate Gross Internal Area = 208.3 sq m / 2242 sq ft  
 (Including Garage)  
 Illustration for identification purposes only, measurements are approximate, not to scale. (ID690477)



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