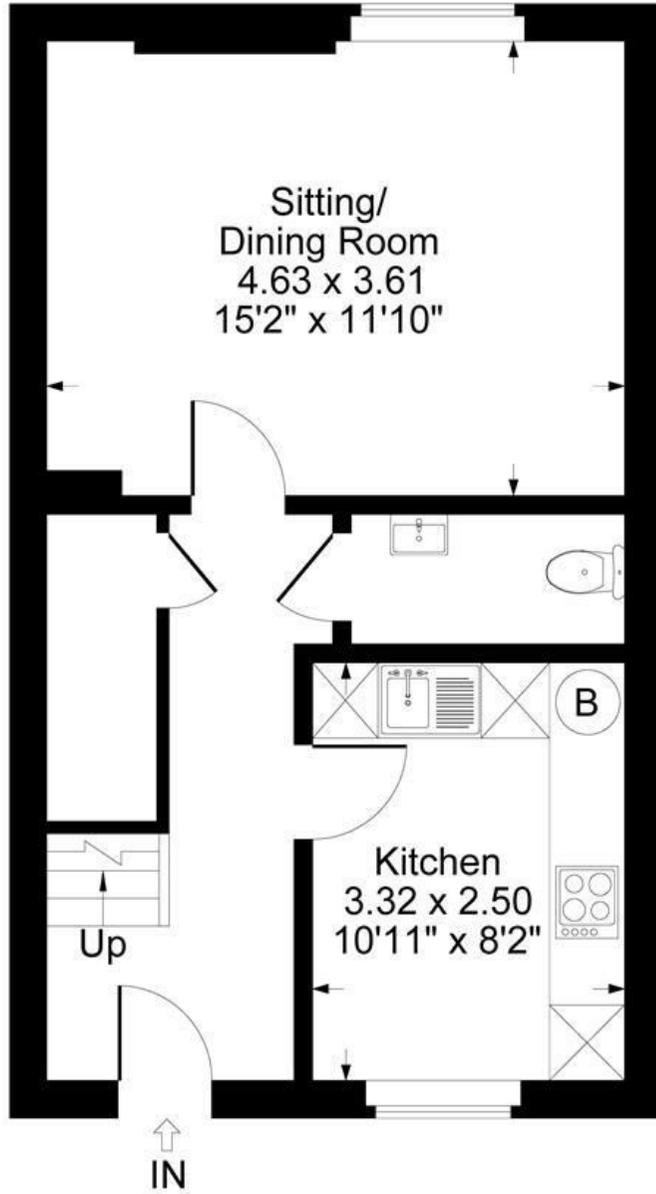


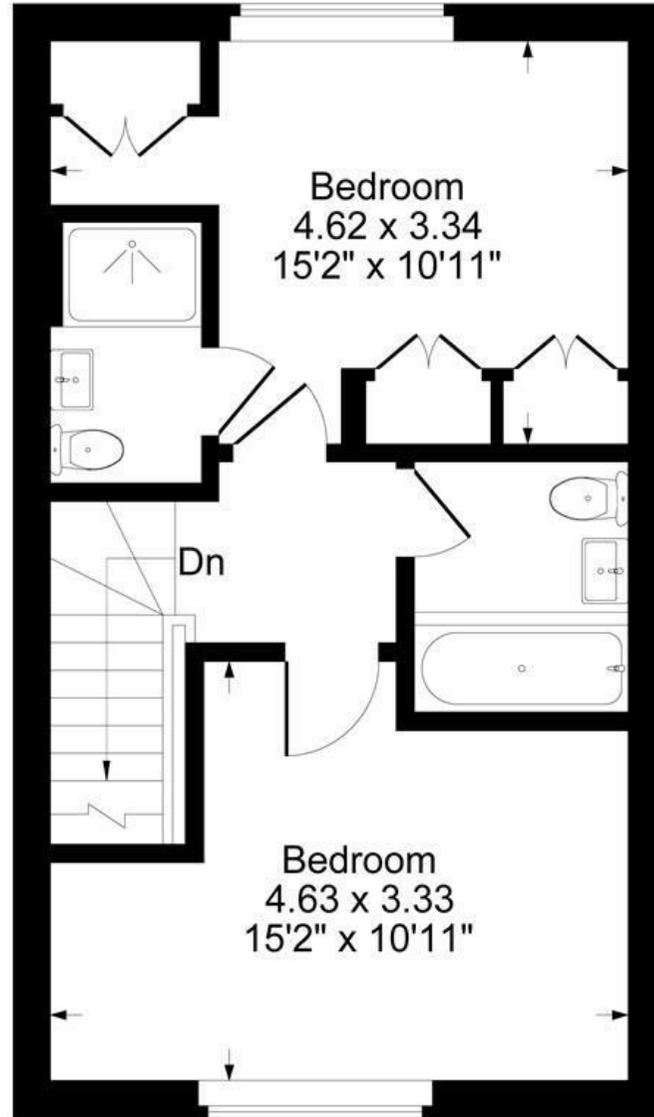


**FAIRFAX**  
— & Co —  
ESTATE AGENTS

Walnut Close, Little Kington, Warwick



Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 38.24 sq m / 412 sq ft  
First Floor = 38.24 sq m / 412 sq ft  
Total Area = 76.48 sq m / 824 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## **The Property**

Nestled in the charming village of Little Kineton, Warwick, this delightful new build property on Walnut Close offers a perfect blend of modern living and serene surroundings. Constructed by Blewbury Homes in 2019, this house spans an impressive 840 square feet, providing ample space for comfortable living.

The property features two well-proportioned bedrooms, ideal for small families, couples, or individuals seeking a peaceful retreat. The interior is designed with contemporary aesthetics, ensuring a warm and inviting atmosphere throughout.

One of the standout features of this home is its beautiful small garden, which offers a lovely outdoor space for relaxation or entertaining guests. The exclusive development enhances the appeal, providing a sense of community while maintaining privacy.

For those with vehicles, the property boasts private off-street parking for two cars, a valuable convenience in today's busy world. As a freehold property, it offers the added benefit of complete ownership, allowing for greater freedom and flexibility.

This residence is not just a house; it is a home that promises comfort and tranquillity in a picturesque setting. With its modern amenities and charming features, this property is an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely house your new home.

## **The Situation**

The village of Kineton has good facilities including; schools, shops, two pubs, a hotel, a restaurant, a doctor's surgery, and a sports and social club with many sporting and social events. Little Kineton, just a half a mile away, is in a beautiful rural location in the South Warwickshire countryside. There are many delightful country walks in this idyllic spot.

## **Agent notes**

N.B There is an annual service charge for maintenance of the communal gardens of £541.56











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