



Smith Close, Kineton, CV35
£315,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to bring to the market this beautifully maintained, contemporary family home a short walk from the centre of the popular village of Kineton, (0.5 miles).

Built in 2018 by Barwood Homes and set over two storeys, this three bedroom property offers modern, flexible living space with accommodation extending to approximately 889 sq ft.

Material Information:

Council Tax: Band D

Local Authority: Stratford-Upon-Avon District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Feb 25)

Mobile Coverage: Likely/Limited Coverage (Checked on Ofcom Feb 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold









The Finer Details

Smith Close is a beautifully maintained, contemporary family home a short walk from the centre of the popular village of Kineton, (0.5 miles).

Built in 2018 by Barwood Homes and set over two storeys, this three bedroom property offers modern, flexible living space with accommodation extending to approximately 889 sq ft.

Upon arriving at Smith Close, a spacious entrance hallway leads past a flight of stairs and downstairs cloakroom/WC into a bright, spacious open plan living room and kitchen.

The open plan kitchen and living room benefits from both front windows and rear french doors which bathe the room with natural light and provide views across the garden to the rear. The wooden flooring extends throughout the large living and dining area and through to the contemporary kitchen to the front of the property.

The kitchen is modern and considerable in size, and benefits from range of integrated appliances including induction hobs, dual tower ovens and dishwasher. There is substantial counter-top space and kitchen storage throughout.

The first floor accommodation is accessed via the stairs in the central hallway to a substantial landing which leads to three bedrooms and a family bathroom. The master bedroom is a generous double, with dual aspect windows providing plentiful natural light. The two further bedrooms are both situated to the rear of the house, and have views over the garden.

The family bathroom is contemporary and light, and has both a bath and shower, while additional storage is provided in the attic, which is accessed via a retractable ladder, as well as a further airing cupboard both of which are located on the landing.

Externally, the south facing rear garden has been beautifully maintained by the current owners, with various flowers, shrubs and trees flanking a central lawned area. There is a patio and further pebbled seating area both of which are perfectly situated to enjoy evening sun. There is a large garden shed, as well as side access to a driveway off street parking for two vehicles.











About the Area

Dating its origin back to medieval times, the attractive Warwickshire village of Kineton offers a peaceful, rural setting within easy reach of the nearby towns of Stratford-Upon-Avon (13.1 miles), Leamington Spa (11.2 miles) and Banbury (11.3 miles).

Kineton has a true sense of community with its local amenities at its heart. There is a local doctors surgery, pharmacy, bakery and Co-Op all within the centre of the village, while the White Swan and the Carpenters are popular, local pubs.

There are a range of good local, primary and secondary, private and state schools within easy reach of Smith Close, with Kineton High School (0.7 miles) and Kineton C of E Primary School (0.9 miles) both within walking distance.

Smith Close is ideally suited for those working at Jaguar Land Rover and Aston Martin in nearby Gaydon (2.3 miles), while Leamington Spa Train Station (11.5 miles) provides a direct service to London Marylebone (1 hour 23 minutes) and Birmingham Train Terminals (35 minutes). The wider motorway network is accessed via multiple junctions of the M40.





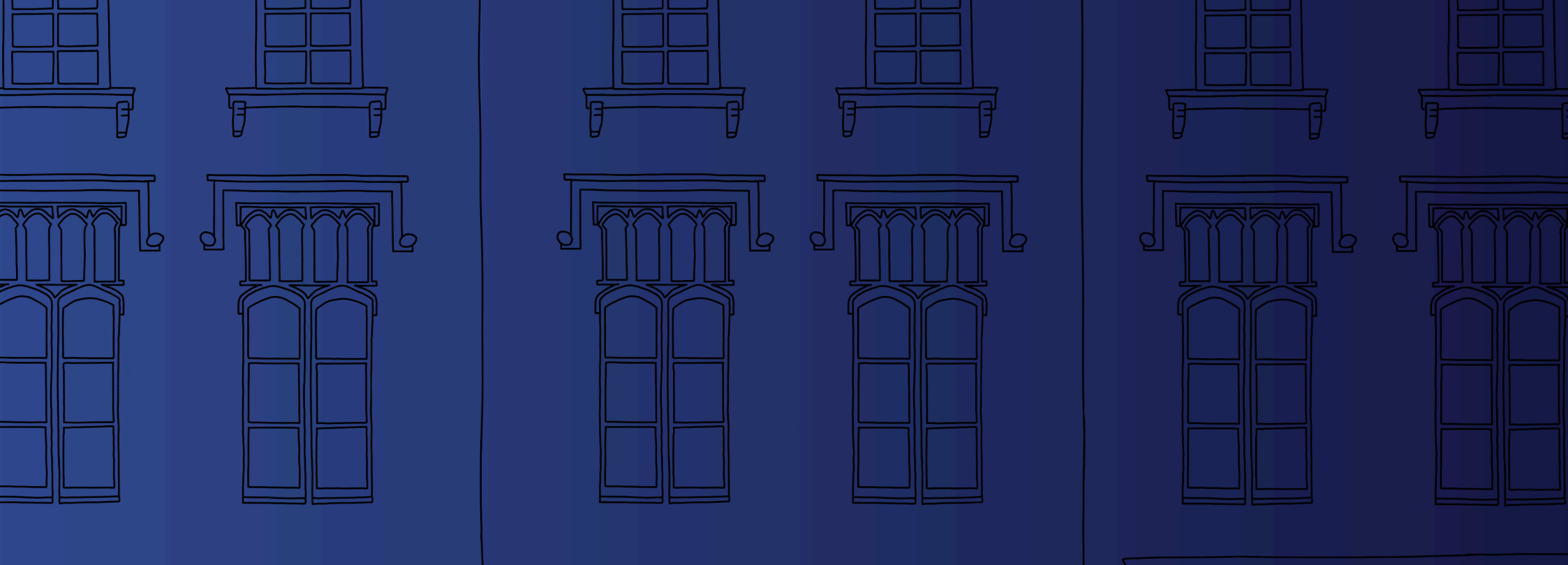
Smith Close

Approximate Gross Internal Area
889 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2025
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019 2695 6560



Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

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