

A photograph of Compton House, a large brick and timber-framed property with a dark slate roof, solar panels, and a cobblestone driveway. The house is surrounded by greenery and a brick wall in the foreground.

# Compton House Kineton Warwickshire





Compton House is situated off Southam Road, between Kineton and Chadshunt, surrounded by open fields with far reaching views to the Edgehill escarpment.

Chadshunt is a hamlet situated equidistant between Kineton and Gaydon in a rural position with views over rolling Warwickshire countryside.

Kineton, approximately 0.5 mile away, has excellent facilities for day-to-day requirements including a supermarket, public houses, primary and secondary schools, doctor's and veterinary surgeries, chemist and post office.

More extensive shopping and leisure facilities can be found in Leamington Spa, Warwick, Banbury and Stratford-upon-Avon which, with the Shakespeare Theatre, is the region's cultural centre.



*Kineton 0.5 mile, Gaydon 2 miles, Stratford-upon-Avon 11 miles, Leamington Spa 12 miles, Banbury 12 miles (trains to London Marylebone from 60 mins), M40 (J12) 3 miles, Birmingham International Airport 27 miles.*





**Handsome energy efficient rural property, beautifully presented.**



There are a wide range of schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls in Warwick, Stratford Grammar Schools and the Croft prep School in Straford upon Avon. Tudor Hall School for Girls, Bloxham and Sibford Public schools are near Banbury.

Compton House is particularly well placed for access to the M40 (J12) just 3 miles away providing access to Birmingham to the north and London to the south together with the wider motorway network.

Regular trains run from Banbury station to London Marylebone from 60 minutes and Birmingham International Airport is approximately 27 miles away. Trains run regularly from Leamington Spa to Birmingham in under half an hour. There are excellent walks in the area including those across Edgehill and the Burton Dassett Hills.





## Description of property

Compton House is approached via hardwood electric gates and a granite block driveway onto a paved parking area with pebble edging providing ample parking in front of the main house and garage. The property, built just over 10 years ago, is constructed of mellow engineered brick beneath a Spanish slate roof, with oak door and double glazed casement windows. The property has been designed and finished to a particularly high standard with attractive gables to both the front and rear including a feature glazed gable in the family room.

A large hall with Travertine tiled floor leads to the kitchen and oak staircase with feature window. High quality materials and features have been used throughout the property including under floor heating to the ground floor and first floor bathrooms, an inglenook fireplace with slate hearth, walnut flooring, cast iron style radiators, Roca bathroom units and Porcelanosa tiling. The house was redecorated two years ago. There is a separate study and drawing room with French doors to the garden and wide fireplace.

The kitchen/breakfast room has a stylish and contemporary feel, light and spacious due to the double aspect flowing into the bright family room with a multi-fuel wood burner on slate hearth, large oak framed glazed window, vaulted ceiling, exposed oak beams and the large glazed doors overlooking the decking and garden beyond. Central island with breakfast bar, granite work surfaces, Belling range cooker, integrated Neff dishwasher, American style fridge/freezer, wall and floor units.

On the first floor there is the principal bedroom suite, three further bedrooms and family bathroom.

The second floor comprises an entire guest suite which includes a gable window sitting area with attractive views to Chadshunt and large shower room and store.

## Garden & Outbuildings

Compton House sits behind a 6ft brick wall and in the front drive is a large oak framed triple garage/carport with home office/studio above.

To the rear of the property is an attractive garden mainly to lawn with a variety of mature shrubs and attractive views across open countryside. Immediately to the rear of the property is a large expanse of decking and paving ideal for entertaining and accessed from a number of places from the main house. There is outside lighting throughout the rear garden.









## Services

Mains water and electricity are connected to the property. Solar PV and hot water panels provide for an energy efficient home with a Feed In Tariff currently around £1,400 per year. Private biodisc drainage. Oil fired central heating with a boiler. Telephone and Broadband are available.

## Directions (CV35 0EE)

From the M40 (J12) turn left onto the B4451 to Gaydon. Proceed over the A4100 and continue through the village of Gaydon following the signposts to Kineton. Continue through the village of Chadshunt and you will find Compton House on the right hand side after approximately 0.75 mile.

## Terms

Tenure: Freehold.

Local Authority: Stratford on Avon District Council. Telephone: 01789 267575. Council Tax Band: G







This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

## Compton House Kineton

APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 287 sq m (3,089 sq ft)

Garage/Studio: 85 sq m (915 sq ft)

Total: 372 sq m (4,004 sq ft)

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Knight Frank  
Stratford upon Avon  
Bridgeway House  
CV37 6YX

**I would be delighted to tell you more.**

**James Way**  
01789 297735  
james.way@knightfrank.com

**knightfrank.co.uk**



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2021. Photographs and videos dated April 2021.

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