



Nethy Cottage, Walton, Near Warwick, Warwickshire

---







# A charming four bedroom cottage in a beautiful countryside setting.

## Distances

Kineton 2 miles, Wellesbourne 2 miles. Warwick 9 miles, M40 (J12) 5 miles, Banbury 12 miles, Stratford-upon-Avon 8 miles, Moreton-in-Marsh and the Cotswolds 12 miles (All distances are approximate)

## Location

Situated just a short distance from the renowned Compton Verney House, Nethy Cottage offers a perfect blend of culture and countryside living. Compton Verney is an acclaimed private art gallery and museum set in stunning Capability Brown parkland, offering a variety of exhibitions, a charming café, and family-friendly activities.

The location is ideal for accessing the historic towns of Warwick, Leamington Spa, Stratford-upon-Avon, and Banbury, while the nearby villages of Kineton and Wellesbourne provide essential amenities including a doctor's surgery, supermarket, post office, and bank.



4



3



3



1



EPC

D

### Tenure

Freehold

### Local Authority

Stratford on Avon District Council

### Council Tax

Band E







The Roman Fosse Way, located nearby, offers easy access to the picturesque Cotswolds, with destinations like Moreton-in-Marsh and Stow-on-the-Wold within easy reach. For travel further afield, the M40 (J12 and J14) is just 5-7 miles away, connecting you to London, Birmingham, and Birmingham International Airport.

Families will appreciate the excellent choice of educational institutions in the area, from well-regarded state and grammar schools to prestigious private options such as Warwick School, King's High School for Girls, The Croft Prep, and the grammar schools in Stratford-upon-Avon. Leamington Spa also offers excellent schools, including Kingsley School for Girls and Arnold Lodge School.

For leisure, Stratford-upon-Avon stands out as a cultural hub, famed for its theatres and Shakespearean heritage. Golf enthusiasts will enjoy nearby courses at Tadmarton, Leamington Spa, and Stratford, while racing enthusiasts have easy access to racecourses at Warwick, Stratford, and Cheltenham.





## The property

Nethy Cottage is a delightful conversion, offering a perfect mix of charm, tranquillity, and convenience. Set in a peaceful location, the cottage is just a short drive from the towns of Wellesbourne, Kineton, Warwick, and the historic Stratford-upon-Avon.

Once serving as the Groom's Cottage and stables to Friz Hill House, this characterful home sits on a generous 0.4 acre, south-facing plot, offering plenty of outdoor space to enjoy.

Inside, the cottage features a spacious dining room with a dual aspect, a log-burner and access to a ground-floor bedroom, boiler room, and garage. The farmhouse-style kitchen has views of the garden and ample space for a central dining table, making it a perfect spot for family gatherings. Off the kitchen, you'll find a practical utility room with additional storage and a door leading to the garden. The cosy drawing room features an inviting open fire, while double doors open into the garden room—a serene living space with beautiful views of the lush garden.

The ground floor bedroom is conveniently located near a shower room, which is tucked behind the stairs in the hallway.







Upstairs, the principal suite offers a bright, dual-aspect view, fitted wardrobes, and an en suite shower room. There are two additional double bedrooms, both sharing a well-appointed family bathroom.







Outside, the south-facing garden is a true highlight, mostly laid to lawn and dotted with mature fruit trees. Further down, a gate leads to a small paddock, complete with a greenhouse, vegetable garden, and a shed. A lovely terrace, accessible from both the utility room and garden room, enjoys sunlight throughout the day, making it an ideal spot for outdoor relaxation.













Approximate Gross Internal Floor Area

House: 199 sq m (2,143 sq ft)

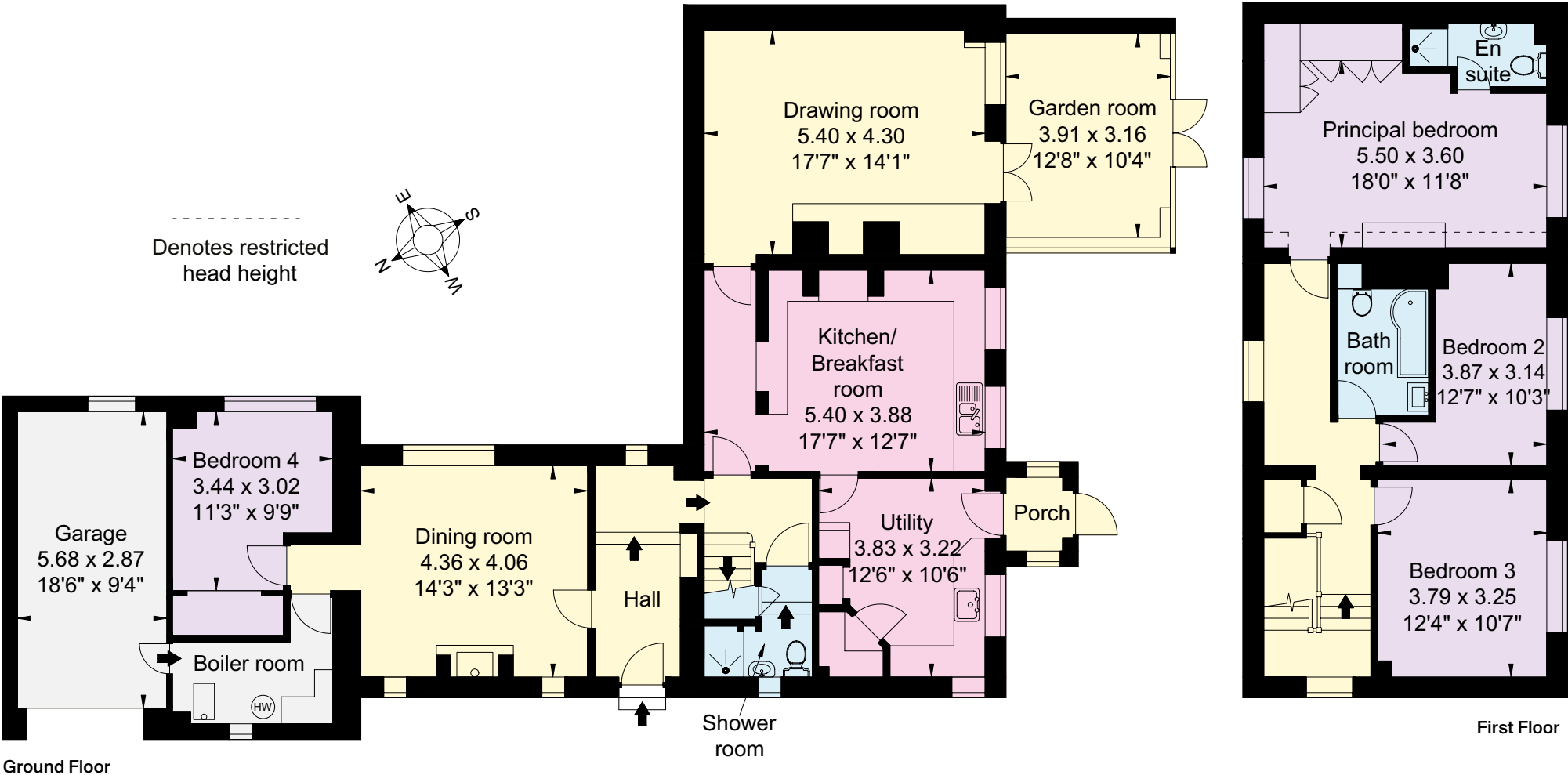
Garage: 16 sq m (176 sq ft)

Total: 215 sq m (2,319 sq ft)

inc. restricted head height

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 the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





With its generous garden and charming character, Nethy Cottage is the perfect rural escape for those seeking peace and beauty in the heart of the countryside.

## Services

Mains electricity and water are connected to the property. Shared private drainage system. Oil-fired central heating.

## Directions (CV35 9HH)

**What3words:** ///slouched.frail.sidelined

## Viewing

By prior appointment only with the agents.



**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway

Stratford-upon-Avon

Warwickshire CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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

**Samantha Bysouth**

01789 297735

[samantha.bysouth@knightfrank.com](mailto:samantha.bysouth@knightfrank.com)

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)









Date: 08 September 2025  
Our reference: STR012449979

## Nethy Cottage, Walton, Warwick, CV35 9HH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £700,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.



**KNIGHT FRANK LLP**

Enc:

**Samantha Bysouth**  
Associate  
+44 1789 206 953  
[samantha.bysouth@knightfrank.com](mailto:samantha.bysouth@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

**[knightfrank.co.uk](https://knightfrank.co.uk)**

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

**Regulated by RICS**

**Your partners in property**

V4.3 Sep 24