



Nethy Cottage, Walton, Near Warwick, Warwickshire

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# 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.



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EPC

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### 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)

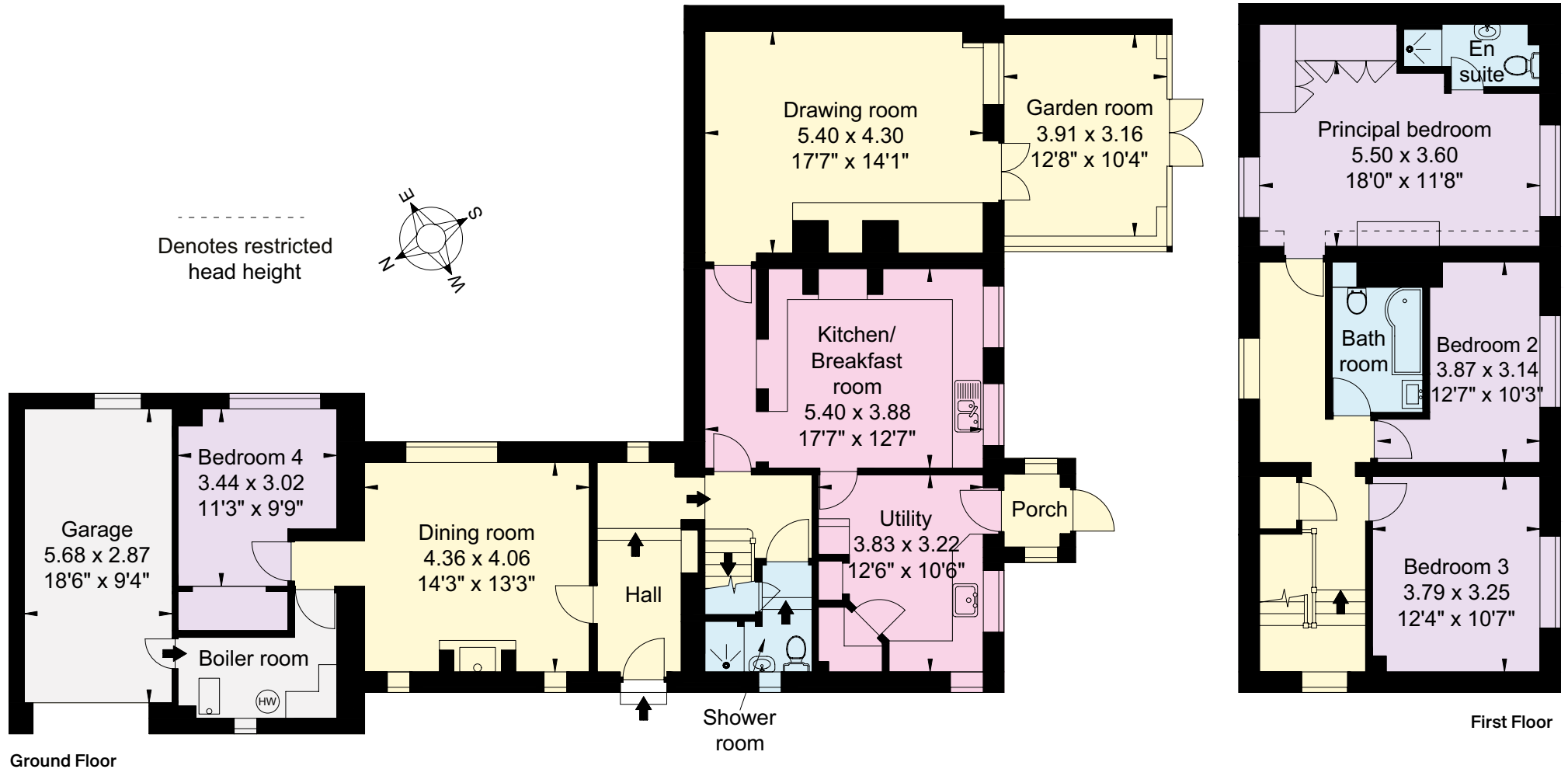
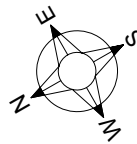
Total: 215 sq m (2,319 sq ft)

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

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Denotes restricted  
head height



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.



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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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Date: 25 October 2024  
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 £775,000.

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

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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