

Aspen Fields

Little Kineton & Warwickshire

An exclusive development by Linfoot Country Homes



Aspen Fields, a select development



Built by Linfoot Country Homes, a prestigious, award winning house builder that has been specialising in upmarket rural developments for over 35 years, Aspen Fields is a charming development of just eight exclusive properties in the picturesque and tranquil village of Little Kineton.

As with all our developments, Aspen Fields has been designed with sensitivity to reflect the character and nature of the adjoining area. Great consideration has been given

to the local environment and ecology through the use of varied and indigenous landscaping schemes, and the use of appropriate and sustainable materials.

Highly individual, and with a great deal of meticulous attention and personal care given to each property, these unique homes offer contemporary, stylish and high quality living in this idyllic and quintessentially English setting.

With its traditional village green and pond, Little Kineton is a serene haven in the South Warwickshire countryside.

Famous for the Battle of Edgehill fought on the fields between Kineton and Edge Hill in 1642, it has a rich and diverse historical background. Today there is a really vibrant community and just a short stroll from Aspen Fields into neighbouring Kineton you'll find a delightful range of local shops, pubs, restaurants and churches alongside facilities including doctors' surgeries, a pharmacy and post office.



Photography shows scenes in and around Kineton and Little Kineton

by Linfoot Country Homes

Kineton's village hall is home to the community library, and the many varied societies, clubs and groups, including an art group, camera club, baby and toddler group and history group, meet here on a regular basis.

Farmers' markets are held periodically in Kineton's Market Square, and the active sports and social club in Little Kineton provides ample opportunity for cricket, football, snooker, badminton, bowls, cycling and socialising.

Kineton has both a primary school and a high school, and plenty of independent, grammar and other secondary schools can be found in nearby towns.

Perfect for exploring the local area and the nearby towns of Stratford-upon Avon, Warwick, Banbury and Leamington Spa, Little Kineton's central location also means that the rest of the country is within easy reach.

- Gaydon 3 miles
- M40 J12 4 miles
- Banbury 11 miles
- Warwick 12 miles
- Royal Leamington Spa 12.5 miles
- Birmingham International Airport 32 miles
- Oxford 42 miles

All distances are approximate and are based on the fastest route

A member of the Considerate Constructors Scheme [Linfoot Country Homes](#) has won three National Company Gold Awards, has achieved Most Considerate Company Runner Up twice and in 2016 was named Most Considerate Company nationally in its turnover category for its consideration towards the public and the local environment.

Site Plan





CGI of a Linfoot County home

Beautiful homes at Aspen Fields

Set in a peaceful, rural location, surrounded by mature trees and adjoining open countryside, this beautiful, new development of just eight homes offers thoughtfully planned and spacious accommodation with integral open plan living, superb features and generous gardens.

Contemporary and stylish, the natural stone properties with their mellow hues of cream and grey, alongside detached garages clad in European oak with timber doors, have been designed to reflect and complement their surroundings, with charming stone garden

walls, painted estate railings and block paved drives and parking areas sensitively incorporated to enhance the true sense of a village setting.

Traditional materials have been combined with stylish fittings and energy saving techniques and the highly insulated properties have central heating and hot water provided by air source heat pumps as well as sustainable storm water drainage. The very high specification has been carefully and meticulously considered with all homes benefitting from underfloor heating to the ground floor, bespoke

kitchens and contemporary sanitaryware, showers and taps. Externally there is an eclectic mix of finishes including feature oak or painted porches and natural slate and tiled roofs.

The varied landscaping, with its indigenous trees and shrubs, alongside bat boxes, hedgehog domes and sparrow perches, actively encourages bio-diversity whilst enhancing Aspen Fields' natural beauty.



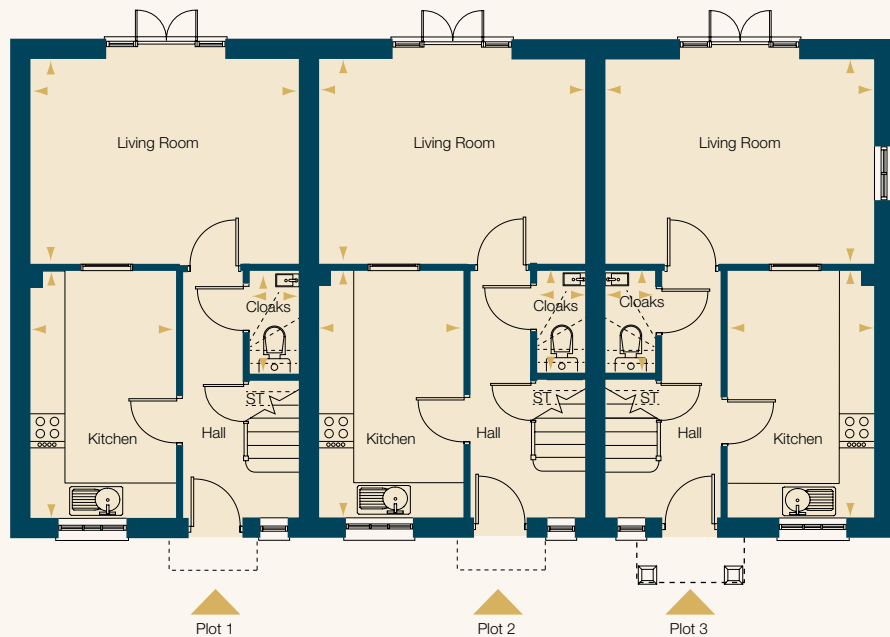
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Aspen Cottages

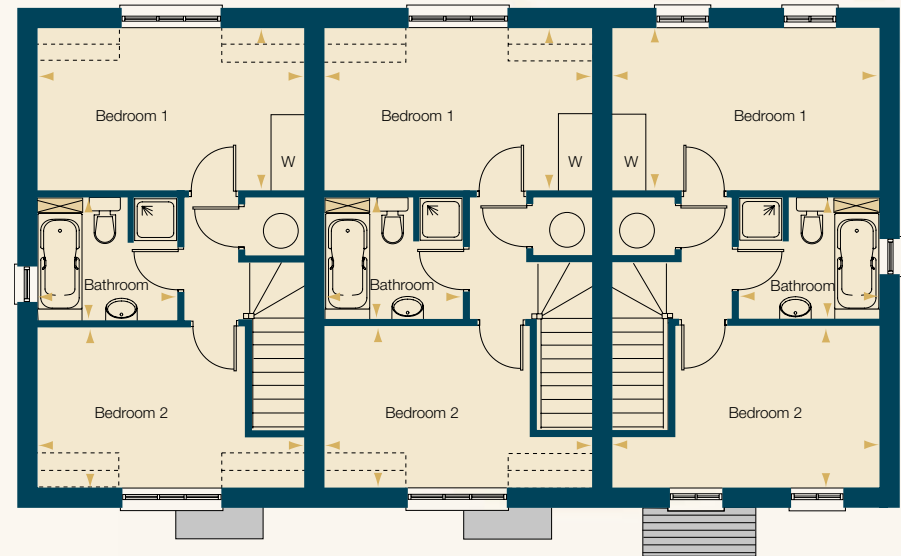
Three **CHARMING** two bedroom terraced cottages built in natural stone with natural slate roofs and traditional external finishes, including dormer windows and lead covered canopies to plots 1 and 2 and a stone wall to the rear garden of plot 3. Overlooking **BEAUTIFUL, TREE-LINED COUNTRYSIDE** to the front, the properties have stylish kitchens with feature glazing between the kitchen and living spaces.

Aspen Cottages – Plots 1, 2 & 3 floor plans



GROUND FLOOR

Kitchen	4.28m x 2.52m	(14'1" x 8'3")
Living room	4.64m x 3.55m	(15'3" x 11'8")
Cloakroom	1.73m x 0.86m	(5'8" x 2'10")
Two parking spaces per plot		



FIRST FLOOR

Bedroom 1*	4.64m x 2.80m	(15'3" x 9'2")
Bedroom 2*	4.64m x 2.79m max	(15'3" x 9'2" max)
Bathroom	2.42m x 2.12m	(7'11" x 6'11")
*part reduced eaves to plots 1 & 2		



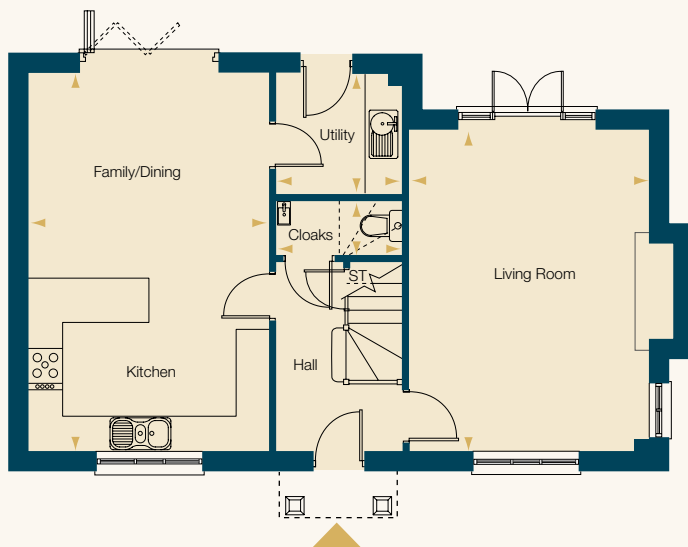
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Plot Four

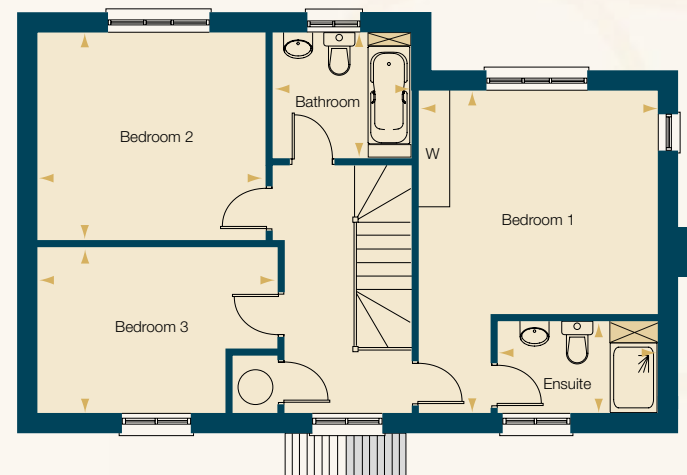
A **SPACIOUS** three bedroom detached, wide-fronted property offering dual aspect and contemporary living spaces, with both the open plan kitchen/family room and the separate living room opening out onto the south west facing, partly walled rear garden. Complemented by the warm hues of its oak clad garage, and the charming estate railings and hedging that form the front boundary, this **DELIGHTFUL** residence offers **STYLISH** accommodation with traditional detailing.

Plot four floor plans



GROUND FLOOR

Kitchen/Family/Dining	6.54m x 4.14m	(21'5" x 13'7")
Living room	5.54m x 4.14m	(18'2"x13'7")
Utility	2.14m x 2.08m	(7'0"x 6'10")
Cloakroom	2.14m x 0.97m	(7'0" x 3'2")
Single garage		



FIRST FLOOR

Bedroom 1	5.54m x 4.17m max	(18'2" x 13'8" max)
Ensuite	2.76m x 1.56m max	(9'0" x 5'1" max)
Bedroom 2	3.97m x 3.57m	(13'0" x 11'9")
Bedroom 3	4.17m x 2.86m max	(13'8" x 9'5" max)
Bathroom	2.36m x 2.16m	(7'9" x 7'1")



Computer Generated Image



Plot Five

A **BEAUTIFUL** four bedroom property featuring a solid oak front porch, charming half dormered windows, spacious accommodation and two ensuite shower rooms. Bringing the outside in the bi-fold doors and french windows open out from the bright and airy **SUBSTANTIAL** kitchen and family area onto the **STUNNING** south-west facing rear garden, whilst to the side there is a timber clad double garage with a sizeable block paved drive.

Plot five floor plans



GROUND FLOOR

Kitchen/Dining	5.14m x 4.70m min	(16'10" x 15'5" min)
Family area	4.61m x 3.24m	(15'1" x 10'8")
Living room	4.84m x 4.14m	(15'11" x 13'7")
Study	3.24m x 3.11m max	(10'8" x 10'2" max)
Utility	3.24m x 1.61m	(10'8" x 5'3")
Cloakroom	1.87m x 0.93m	(6'2" x 3'1")
Double garage		



FIRST FLOOR

Bedroom 1*	5.11m x 3.91m	(16'9" x 12'10")
Ensuite	3.27m x 2.17m max	(10'9" x 7'1" max)
Bedroom 2*	4.17m x 4.17m max	(13'8" x 13'8" max)
Ensuite*	2.07m x 1.86m	(6'9" x 6'1")
Bedroom 3*	4.50m x 2.76m max	(14'9" x 9'1" max)
Bedroom 4*	3.38m x 3.27m	(11'1" x 10'9")
Bathroom	2.98m x 2.21m max	(9'9" x 7'3" max)

*part reduced eaves



Computer Generated Image



Plot Six

An **IMPRESSIVE** family home with a **FABULOUS** master bedroom suite comprising a large ensuite shower room and generous dressing area, three further spacious bedrooms, a second ensuite, study, living room and a beautiful and spacious open plan kitchen/dining and family area that leads out to the **SUBSTANTIAL** rear garden. A feature staircase with oak balustrading, handrails and newel posts leads up to a galleried landing, whilst outside the detached double garage, with remote controlled automated doors, and extensive drive provide plenty of space for parking.

Plot six floor plans



GROUND FLOOR

Kitchen/Dining	7.14m x 5.53m max	(23'5" x 18'2" max)
Family Area	4.30m x 3.93m	(14'1" x 12'11")
Living Room	6.29m x 4.14m max into bay	(20'8" x 13'7" max into bay)
Study	3.47m x 2.93m max into bay	(11'5" x 9'7" max into bay)
Utility	3.17m x 1.66m	(10'5" x 5'5")
Cloakroom	2.16m x 1.58m max	(7'1" x 5'2" max)
Double garage		



FIRST FLOOR

Bedroom 1	4.26m x 3.94m	(13'12" x 12'11")
Dressing Area	3.08m x 2.08m	(10'1" x 6'10")
Ensuite	3.08m x 2.06m	(10'1" x 6'9")
Bedroom 2	4.47m x 3.56m	(14'8" x 11'8")
Ensuite	3.48m x 1.76m	(11'5" x 5'9")
Bedroom 3	4.17m x 3.58m	(13'8" x 11'9")
Bedroom 4	4.17m x 3.66m max	(13'8" x 12'0" max)
Bathroom	2.83m x 2.07m	(9'3" x 6'9")



Computer Generated Image



Plot Seven

A truly **SPECTACULAR** home, this five bedroom property showcases a wealth of features including a stunning 4 metre wide oak porch, substantial dressing area to the master bedroom suite, a **BEAUTIFUL** galleried landing overlooking the entrance hall below, separate dining room with internal bi-fold doors allowing it to be opened up to the living room, and a **STYLISH** dual aspect kitchen/family area with doors opening out into the rear and side gardens. To the front there is a large drive with a low stone wall and automated entrance gate.

Plot seven floor plans



GROUND FLOOR

Kitchen/Dining/Family	8.24m x 5.66 max	(27'0" x 18'7" max)
Living Room	5.94m x 3.79m	(19'6" x 12'5")
Dining Room	4.24m x 3.84m	(13'11" x 12'7")
Study	3.29m x 2.47m	(10'9" x 8'1")
Utility	2.67m x 2.47m	(8'9" x 8'1")
Cloakroom	2.16m x 1.48m	(7'1" x 4'10")
Store	2.16m x 0.87m	(7'1" x 2'10")
Double Garage		



FIRST FLOOR

Bedroom 1	5.14m x 3.62m min	(16'10" x 11'11" min)
Dressing Area	2.99m x 2.18m	(9'10" x 7'2")
Ensuite	2.99m x 2.67m	(9'10" x 8'9")
Bedroom 2*	3.79m x 5.94m max	(12'5" x 12'4" max)
Ensuite*	2.31m x 2.06m	(7'7" x 6'9")
Bedroom 3	3.90m x 3.17m	(12'10" x 10'5")
Bedroom 4	3.90m x 3.17m	(12'10" x 10'5")
Bedroom 5	3.27m x 3.04m	(10'9" x 9'12")
Bathroom	3.90m x 1.93m	(12'10" x 6'4")

*part reduced eaves



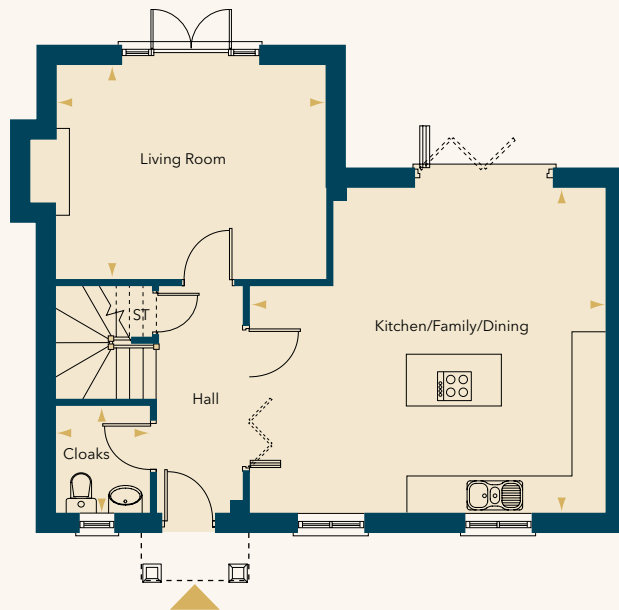
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Plot Eight

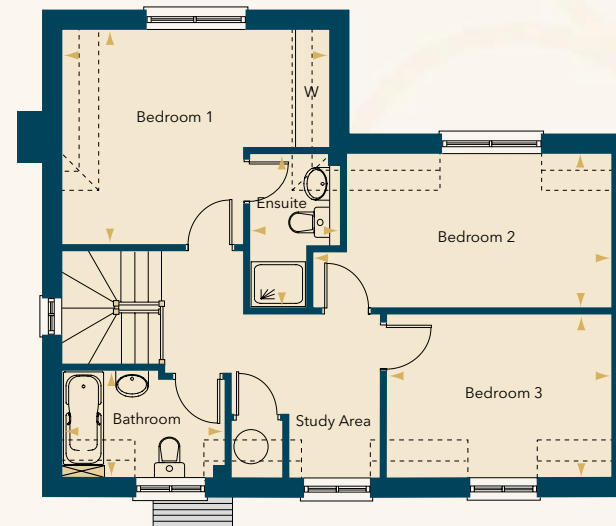
Occupying a **TRANQUIL** position this picturesque three bedroom detached home is full of **CHARACTER** and is the epitome of open plan living. The large L shaped kitchen/dining/family area has two sets of bi-fold doors, one opening up the space into the hall and the other leading into the lovely rear garden, whilst the **CHARMING** staircase with oak detailing leads to a spacious landing incorporating a secluded study area.

Plot eight floor plans



GROUND FLOOR

Kitchen/Dining/Family	6.16m x 5.59m max	(20'3" x 18'4" max)
Living Room	4.61m x 3.68m	(15'2" x 12'1")
Cloakroom	1.84m x 1.61m	(6'0" x 5'3")
Single Garage		



FIRST FLOOR*

Bedroom 1	4.61m x 3.71m max	(15'2" x 12'2" max)
Ensuite	2.67m x 1.59m max	(8'9" x 5'3" max)
Bedroom 2	5.15m x 2.66m max	(16'11" x 8'9" max)
Bedroom 3	3.87m x 2.82m	(12'8" x 9'3")
Bathroom	2.82m x 1.84m max	(9'3" x 6'0" max)

* part reduced eaves

Aspen Fields Specification – a stylish



EXTERNAL FEATURES AND FINISHES

- Houses built in natural stone
- Natural slate roof to plots 1-4 and 7 (excluding garages)
- European oak cladding to garages with timber garage doors
- Block paved drives and parking areas
- Turfed front and rear gardens
- Estate railings to plots 4, 5, 6 and 8
- Natural stone garden walls to plots 3, 4 and 7
- Feature oak porches to plots 5, 6 and 7
- External water tap to rear of house

INTERNAL FEATURES AND FINISHES

- Zoned underfloor heating to ground floor
- Central heating with radiators and thermostatic radiator valves to first floor
- Oak veneered internal doors with stylish chrome ironmongery
- Bi-fold doors to plots 4-8
- Rendered inglenook style fireplace with multi-fuel burning stove to plots 4-8
- Plain coving to living room, hall and landing
- Oak handrail and newel caps to staircase to plots 1-3
- Oak handrail, newel posts and balustrades to staircase to plots 4-8
- Fitted wardrobe to bedroom 1 or bedroom 1 dressing area

KITCHEN

- Individually designed, high quality contemporary kitchens
- Quartz stone worktops to kitchen to plots 4-8
- 25mm square edge laminate worktop to kitchen to plots 1-3 and to all utility rooms
- Neff single oven to all plots with combi oven/microwave to plots 4-6 & 8, warming drawer to plots 5-7, and microwave and additional single oven to plot 7
- Black glass touch control induction hob
- Feature stainless steel cooker hood
- Integrated fridge/freezer to plots 1-5 & 8
- Integrated tall larder fridge and separate tall larder freezer to plots 6 & 7
- Integrated dishwasher to all homes
- Built in washer dryer to homes without a utility
- LED feature under cupboard lighting
- Porcelanosa ceramic floor tiles to kitchen/dining/family areas and utility

BATHROOM

- Stylish white sanitaryware by Duravit with contemporary Hansgrohe chrome taps
- Chrome thermostatic Hansgrohe shower valves and fittings to all bathrooms and ensembles
- Column shower with hand held attachment to one bathroom or ensuite
- Duravit vanity unit to bedroom 1 ensuite to plots 5-7
- Heated chrome towel rail to family bathroom and bedroom 1 ensuite
- Wall hung toilets with concealed cistern to bedroom 1 ensuite to plots 5-7
- Porcelanosa ceramic tiles to bathroom and ensuite floors & walls and to cloakroom floors (extent of wall tiling varies - please refer to selling agent)



blend of chic and classic charm



ELECTRICAL AND MULTI-MEDIA

- Fibre provided direct to the premises (FTTP) for enhanced broadband connectivity
- Data points (with CAT 6 cabling) to living room, understairs cupboard and study (where applicable)
- USB charging points to kitchen, bedroom 1 and study (where applicable)
- TV point to all bedrooms, living room & kitchen/dining/family
- BT point to living room, kitchen/dining/family, bedroom 1, study (where applicable), and one additional bedroom where there is no study
- LED downlights to kitchen/family/dining, cloakroom, bathroom, ensembles and utility (where applicable)
- External light fitting by front door, bi-fold door, french window, utility door and garage personnel door (where applicable)
- Electric vehicle charging point, double socket and lighting to garages
- External waterproof socket to plots 4-8
- Remote controlled automated garage doors to plots 6 & 7

SECURITY

- Approved intruder alarm
- PIR sensors to all external lights
- LABC 10 year warranty

ENVIRONMENTAL

- Central heating and hot water provided by air source heat pumps
- Sustainable storm water drainage system
- High levels of insulation to walls, floors & roof spaces
- Double glazed timber casement windows & doors providing high levels of thermal insulation and reduced heat loss
- Low energy lighting
- Rainwater butts

ADDITIONAL FEATURES TO PLOT 7

- Remote controlled automated sliding gate with intercom system
- Contemporary chrome/satin sockets & switches to ground floor
- Floodlight with PIR security to front of garage
- Heated towel rail to bedroom 2 ensuite
- Wall hung toilets with concealed cistern to cloakroom, family bathroom and bedroom 2 ensuite
- Second set of bi-fold doors to kitchen/family area
- Fitted wardrobe to bedroom 2



ASPEN FIELDS, KINETON ROAD, LITTLE KINETON, WARWICK CV35 0DT



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