



PILLERTON PRIORS

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**3 HOMESTALLS MEADOW
PILLERTON PRIORS
WARWICKSHIRE
CV35 0PZ**

6 miles to Stratford-upon-Avon
12 miles to Warwick and Leamington Spa
7 ½ miles to Junction 12 of the M40 motorway
at Gaydon

**AN EXTENDED SUBSTANTIAL
DETACHED FOUR DOUBLE BEDROOM
AND FOUR RECEPTION ROOM
PROPERTY RECENTLY REFURBISHED
AND IMPROVED THROUGHOUT**

- Entrance Hall
- Guest WC
- Study
- Sitting Room
- Dining Room
- Kitchen
- Breakfast Room
- Utility
- Four Bedrooms
- Bathroom
- Two Ensuite Shower Rooms
- Walled rear Garden
- Driveway, Garage & Workshop
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Pillerton Priors is a small South Warwickshire village on the A422 between Stratford-upon-Avon and Banbury. Shopping amenities are available in Ettington, Kineton, Shipston-on-Stour and Stratford-upon-Avon. There is a Primary School in neighbouring Ettington and senior schools in Shipston on Stour, Kineton and Stratford-upon-Avon. There is a Parish Church in the adjoining nearby village of Pillerton Hersey and Public Houses in nearby Ettington and Oxhill.

Within Pillerton Priors there is a Petrol Station with small shop plus a Village Hall. The attractive surrounding countryside, offers a wide range of outdoor pursuits and activities including riding, walking and cycling. The mainline railway from Banbury takes just over one hour into London.

3 Homestalls Meadow is understood to have been constructed in approximately 1998 and comprises one of eight similar substantial detached houses in a select small development.

The property is subject to a recent programme of refurbishment, improvement and extension by the current owners, including, floor, redecoration, landscaping of the garden and an extension to the ground floor accommodation to the rear. The result is a beautifully presented and balanced house offering four double bedrooms with extended ground floor living accommodation and the benefit of a partially converted double garage providing a useful home office or workshop/studio.

GROUND FLOOR

Entrance Hall with part-glazed front door, obscured windows and understairs storage cupboard. **Guest WC** fitted with wash hand basin and WC set to vanity unit with storage, obscured glazed window, tiled floor and extractor fan. **Study** double aspect to front and side, built-in desk furniture and wood flooring. **Sitting Room** outlook to the front of the property with a walk-in bay window, ornamental fireplace with coal effect gas fire, range of built-in display cabinets and storage units. **Dining Room** an attractive part-vaulted room with outlook and door to rear garden. **Kitchen** fitted with matching painted units to three walls under solid wood worktop, inset stainless steel sink, inset four ring gas hob with range of cupboards under,

integrated fridge and dishwasher, high-level double electric oven, matching wall cupboards and display shelving over. Separate breakfast bar with storage cupboards and display cabinets over. **Breakfast Room** with glazed double doors to rear garden and built in dresser unit. **Utility Room** fitted with single worktop with space and plumbing for washing machine and tumble dryer. Built-in larder cupboards, tiled floor, extractor fan and part-glazed door to garden.

FIRST FLOOR

Landing with access to loft space and built-in airing cupboard. **Bedroom One** outlook to front, range of built-in wardrobe cupboards and bedside cabinets. **Ensuite Shower Room** fitted with shower cubicle with glazed screen, wash hand basin set to vanity unit with storage under and WC to side. Tiled floor, tiled walls, towel radiator and extractor fan. **Bedroom Two** outlook to rear and range of built-in wardrobe cupboards. **Ensuite Shower Room** with enclosed shower cubicle, wash hand basin set to vanity unit with storage under and WC with concealed system. Tiled floor, obscured glazed window and extractor fan. **Bedroom Three** outlook to front. **Bedroom Four** outlook to rear and wash hand basin set to vanity unit with storage under. **Bathroom** fitted with panelled bath with shower over and wash hand basin with storage under and WC to side, obscured glazed window, tiled floor, towel radiator and extractor fan.

OUTSIDE

To the front of the property, a wrought iron fence opens to front garden with ornamental flowerbeds and paved path leading to front door. To the rear of the property, a attractively, landscaped, mature enclosed garden includes terrace adjoining the rear of the property with pergola over ornamental flowerbeds, lawn outside, water supply and outside lighting. To the bottom of the garden a detached **Garage** building has twin up-and-over doors, electric light, power supply and loft storage space. Part of the garage building has been converted to form a useful **Workshop/Studio Room** with window and personal door returning to rear garden.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by LPG Gas fired boiler in the Utility Room.

Council Tax

Payable to Stratford District Council.

Listed in Band F

Energy Performance Certificate

Current: 47 Potential: 59

Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

CV35 0PZ

Passing through Pillerton Priors on the A422, Homestalls Meadow will be found in the village centre on the South side of the street, with the property found towards the end of the close on the left-hand side.

What3Words:

///materials.arrow.flipping

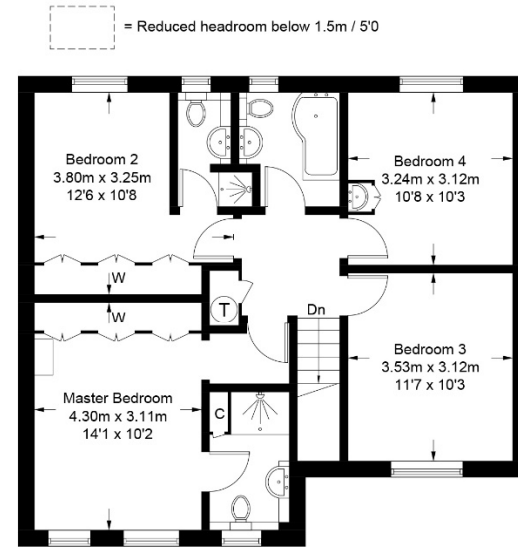
IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS2205 /10.07.2023



Ground Floor
75.7 sq m / 815 sq ft



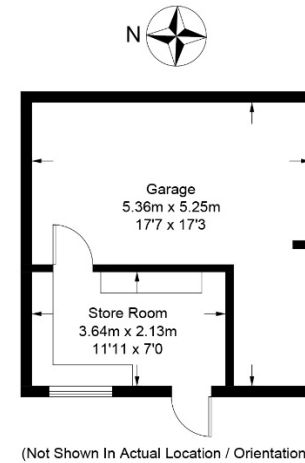
First Floor
68.8 sq m / 740 sq ft

Approximate Gross Internal Area = 153.5 sq m / 1652 sq ft

Garage / Store Room = 28.1 sq m / 302 sq ft

Total = 181.6 sq m / 1954 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID795201)



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