

Peter Clarke



Pinecroft, The Green
Ashorne



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Ashorne CV35 9DR

Peter Clarke & Co are delighted to offer for sale 'Pinecroft' being this truly imposing period country home dating back to circa late 19th Century. The property is set within mature grounds on the fringe of open countryside within the heart of this popular Warwickshire village. This enviable family residence with adjacent coach house boasts unquestionably high specification and living standards throughout which ideally suits a modern day family and therefore requires immediate inspection to fully appreciate.

- Envable country residence
- Secluded village location
- Six bedrooms (including coach house)
- Adjacent two bedroom detached coach house
- Impressive extended open plan kitchen

£1,075,000

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ASHORNE is a delightful Warwickshire village in a semi-rural setting within 8.5 miles from Stratford On Avon, 2.5 miles from Wellesbourne and 8 miles from Leamington Spa. The village has a village pub and has plenty of splendid rural walks.

APPROACH/DRIVE AND FORE GARDEN Set back behind a generous sized gravel and paved parking forecourt with access to the rear garden and canopy covered side porch, retaining dwarf wall to the front of the property with paved terrace, bordering evergreen shrubs and screened by mature hedgerow. Immediately to the front of the property is a recessed porch entrance with gas light styled windows and partially glazed door allowing access to the main accommodation.

WELCOMING RECEPTION HALL Enjoying wooden strip flooring extending to a staircase rising to the first floor with turned spindle balustrade, door to cupboard beneath and doors leading off to:

SHOWER ROOM/ TOILET Having under floor heated 'Travertine' flooring extending to walling and into a recessed shower cubicle, low flush WC with concealed system, wall mounted wash hand basin, double glazed windows to front elevation.

DINING ROOM 10' 10" x 10' 10" (3.3m x 3.3m) Offering views to one side via double glazed windows, whilst the focal point of the room

stands a period styled cast iron fireplace with tiled inset with mantle over and recessed cupboard storage.

SITTING ROOM 15' 0" x 13' 0" (4.57m x 3.96m) The delightful focal point of the room stands a cast iron open fireplace with marble hearth and surround with period style surround flanked by fitted cupboards to either side, feature dado railing and ceiling cornice. A double glazed window offers outlook over terraced area to front.

EXTENDED REFITTED OPEN PLAN KITCHEN 18' 8" x 20' 2" (5.69m x 6.15m) This superb focal point of the ground floor boasts a comprehensive range of bespoke tailor made wooden units neatly incorporating recessed 'America' style fridge/freezer, wide 'Aga' with tiled recess with feature surround, built in dishwasher, a central matching island with granite worktops with inset sink unit and abundance of storage, part glazed dresser to one side, feature slate flooring and enjoying views over the rear garden and access to the patio via wide 'French' doors. Courtesy door and slate flooring extending through to:

UTILITY 11' 1" x 7' 0" (3.38m x 2.13m) Having base units with roll topped work surfacing to either side. one and a quarter sink unit, double glazed window with views to the rear, recessed spot lighting and door to shoe/boot cupboard and 1/2 glazed door to side drive way.

GARDEN ROOM/ STUDY 10' 2" x 12' 11" (3.1m x 3.94m) A room for all seasons with access via 1/2 glazed stable door and having views over the side gardens via double glazed windows and inset 'French' doors to paved terrace with pergola and extending to the front of the property.

FIRST FLOOR LANDING Having solid wood balustrade, double glazed window to front elevation, hatch access to loft space which is boarded, door on half landing to walk in airing cupboard with drying space and double glazed window with superb open outlook.

PRINCIPLE BEDROOM 13' 10" x 13' 0" (4.22m x 3.96m) Affording natural wood strip flooring, double glazed windows offering dual aspect views, feature picture railing extending to fitted wardrobe to one side and access to:

ENSUITE/WET ROOM 5' 8" x 3' 8" (1.73m x 1.12m) Boasting floor to ceiling 'travertine' tiling, rain water head shower unit with additional hand spray, wall mounted wash hand basin and recess spot lighting to ceiling.

BEDROOM TWO 11' 0" x 10' 0" (3.35m x 3.05m) The room benefits from a full run of smoke glass/mirror fronted wardrobes to one side, double glazed window to side elevation.

BEDROOM THREE 12' 10" x 10' 8" (3.91m x 3.25m) Enjoying views to side and rear elevations via double glazed windows.

BEDROOM FOUR 10' 8" x 7' 3" (3.25m x 2.21m) Benefiting from sink unit with fitted cabinet beneath, wall mounted modern radiator and dual aspect views to rear with open outlook and side elevation.

FAMILY BATHROOM 11' 0" x 4' 3" (3.35m x 1.3m) Having wooden flooring extending to a white suite which comprises a tile panelled bath, low flush WC with concealed system with fitted cupboard storage to one side, vanity wash hand basin, frosted double glazed window to front elevation, chrome heated towel rail and recessed spot lighting to ceiling.

DETACHED COACH HOUSE

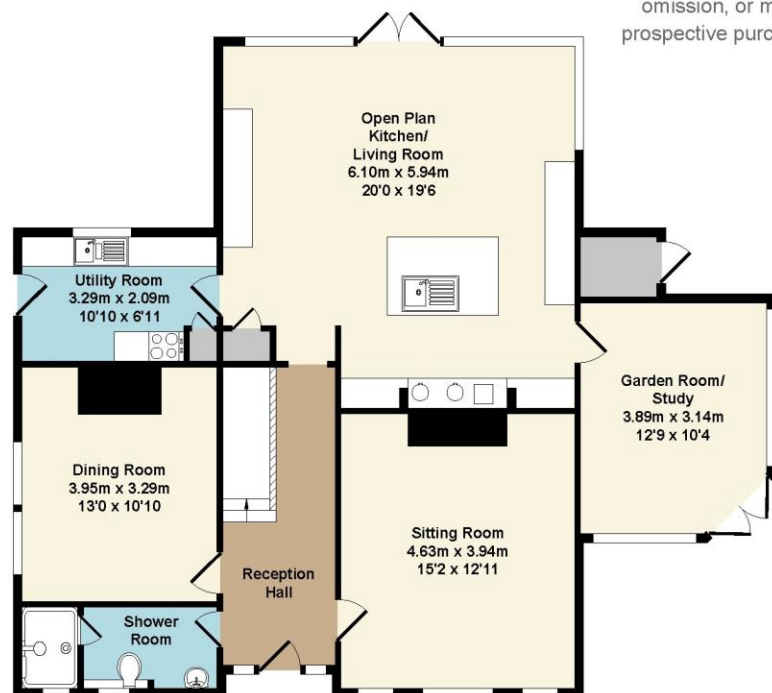
HOME OFFICE 12' 7" x 7' 3" (3.84m x 2.21m) Having laminate flooring, double glazed windows and recessed spot lighting to ceiling.



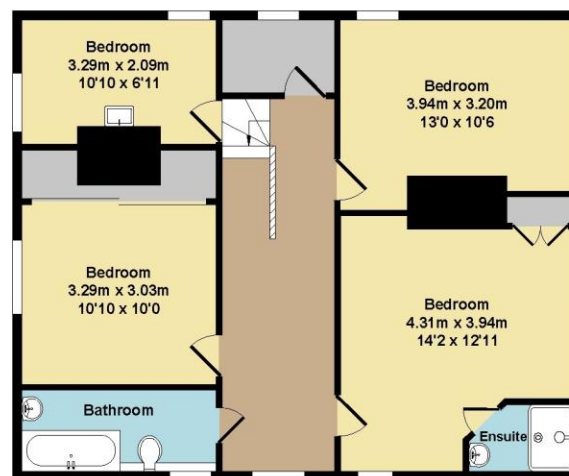
The Green, Ashorne, CV35 9DR

Total Approx. Floor Area 235.0 Sq.M. (2530 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

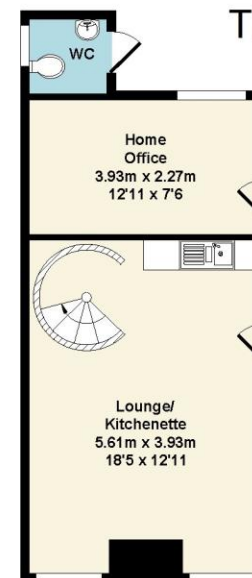


Ground Floor
Approx. Floor
Area 102.90 Sq.M.
(1107 Sq.Ft.)

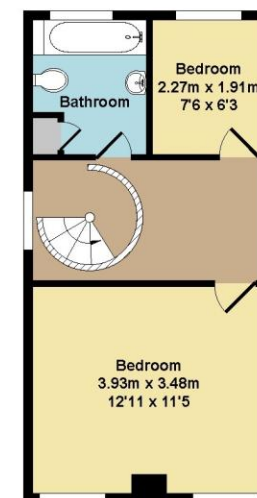


First Floor
Approx. Floor
Area 71.0 Sq.M.
(765 Sq.Ft.)

The Coach House



Ground Floor
Approx. Floor
Area 31.40 Sq.M.
(338 Sq.Ft.)



First Floor
Approx. Floor
Area 29.70 Sq.M.
(320 Sq.Ft.)



OPEN PLAN LOUNGE/KITCHENETTE 18' 2" x 13' 4" (5.54m x 4.06m) A comfortable living space with dual aspect views via double glazed windows, feature chimney breast with inset log burner and soft wood flooring extending to a kitchen area with fitted cupboards with sink area, exposed feature timbers to ceiling and spiral staircase to:

LANDING AREA Having window to side elevation, hatch access to loft space and soft wood doors leading off to:

BEDROOM ONE 12' 7" x 10' 11" (3.84m x 3.33m) Having dual aspect views via double glazed windows, feature surface beams to ceiling.

BEDROOM TWO/STUDY 7' 9" x 6' 4" (2.36m x 1.93m) Having dual aspect views via double glazed windows.

BATHROOM Having a white suite which comprises a low flush WC, pedestal hand wash basin, soft wood flooring extending to a panelled bath with tiling to full ceiling height and shower unit, frosted glazed window to rear and access to airing cupboard.

MATURE GARDENS The purchaser of this delightful home will for years enjoy the established gardens which offer a generous sized patio area with access to gardeners pantry to one side with toilet and wash hand basin, timber bin stores area, door to boiler cupboard, external lighting. The garden extends to one side with lawn extending to a feature pond with small bridge access, inset mature trees and to the rear of the property tiered lawned area with superb open outlook over open countryside. In situ to one side is a timber stable building (29'5 x 12'9), having power and lighting, dual entry.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is oil central heating, mains electricity and mains drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band G**.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Peter Clarke

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