

Peter Clarke



Springbank, Walton Lane, Pillerton Priors, Warwick, CV35 0PJ

£424,950

Boasting a pleasant country lane setting on the northern edge of the village with open farm land views to rear, stands this substantially extended and extensively modernised detached bungalow which is finished to a high specification throughout and therefore requires immediate inspection to fully appreciate.

The property boasts a semi rural setting but still has access to popular road links which includes the fosse way which is at the end of the lane.



**PILLERTON PRIORS** is a popular village lying just to the south end of Stratford upon Avon and close to the larger village of Ettington, which has a village pub, a village shop and post office, together with a well-regarded Primary School.

**APPROACH/FORE GARDEN** The property sits back behind a wrought iron dwarf fencing with sweeping shale 3-4 car driveway which extends to a gated side entry, pathway to second side entrance whilst the front garden is mainly laid to lawn with mature hedge to one side, raised border and slate chipped border immediately to the front of the property. Having external lighting, smoke glass picture windows and modern front door allowing access to the main accommodation.

**WELCOMING ENTRANCE HALL** Having coir matting with superb laminate flooring extending into the kitchen, hatch access to loft space, and Oak doors leading off to:

**SITTING ROOM** The focal point of the room stands a recessed log burner with raised tiles hearth, dual aspect views via double glazed windows.

**IMPRESSIVE EXTENDED KITCHEN/DINER** This truly enviable open plan kitchen affords a comprehensive range of modern 'shaker' styled floor and wall mounted units which incorporates: Dishwasher, washing machine, fridge/freezer, double oven, integrated microwave, neatly fitted wine cooler, fitted four ring induction hob with work surfaces either side, double door larder cupboard, 'Butler' styled sink with double glazed window over, recessed spot lighting to ceiling and laminate flooring extending through to dining/snug area of the room. To one side there are fitted base units with a solid oak top, modern wall mounted radiator, 'atrium' roof light, recessed down lighters and coir matting and a double glazed double doors allows access and offers views over the rear garden and adjacent fields.

**BEDROOM ONE** Enjoying an open outlook over garden and fields to rear and 'bi folding' Oak door to:

**ENSUITE** Having floor to wall tiling to a white suite that comprises a low flush WC with frosted double glazed window over, vanity wash hand basin with fitted cabinet beneath and mirror cabinet, recessed shower cubicle with 'Mira' rain water style shower head, chrome heated towel rail and recessed spot lighting to ceiling.

**BEDROOM TWO** Having pleasant views to front elevation via double glazed window and fitted part mirror fronted sliding wardrobes to one side.

**BEDROOM THREE/STUDY** A versatile room currently being used as a home office/study with private outlook to one side via double glazed window.



**BATHROOM** Having a modern white suite which comprises a P shaped bath with glazed shower screen, complimentary tiling, fitted 'Mira' shower unit, white high gloss fitted cabinets with vanity wash hand basin over, a low flush WC with concealed cistern, chrome heated towel rail recessed spot lighting, circular roof light and ceramic tiled flooring.

**REAR GARDEN** The jewel in the crown of this superb bungalow is the 'Westerly' facing garden which boasts semi-rural outlook, laid lawn with featured gravelled inset, retained shaled pathway/patio, oil tank/boiler in situ and ample external lighting.



### 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 D**.

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

**DIRECTIONS:** From the Ettington junction off the Fosseyway, take a left turn and proceed a short distance along. On arriving in the village, take the turning left and the property can be found a short distance along on the left hand side of the road.



# Walton Lane, Pillerton Priors

## Total Approx. Floor Area 94.20 Sq.M. (1014 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.



**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

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**Six offices serving South Warwickshire & North Cotswolds**