



Connells

Bunkers Hill
Pillerton Hersey Warwick



Property Description

Bunkers Cottage is the most charming beautifully presented property 'tucked away' in the sought-after Warwickshire Village of Pillerton Hersey. Entrance to Bunkers cottage, formerly a post office and extended throughout the years, is approached through wooden gate with ample parking. The country garden is very private, a good size and mainly laid to lawn with sun patio situated adjacent the house.

Briefly comprising, entrance into the main house through the front door. To the right of the property is a formal dining room with great character offering exposed brickwork, a working fireplace and very useful office/study area. To the left of the house is the substantial sitting room with double aspect windows overlooking the garden and a grand inglenook fireplace with working fire.

The kitchen being located off the sitting room, has ample wall and base units, fitted range style cooker with 6 ring hob warming plate and double oven. Integrated appliances include, dishwasher and fridge/freezer. Leading on from the kitchen is the utility room, once again with ample fitted storage cupboards and drinks fridge. Downstairs cloaks are located off the utility room.

Stairs to first floor are situated off the sitting room. The master bedroom being most impressive and very generous in size leading into an equally impressive bathroom with roll top bath, The second bedroom located to the right of the house is also a large double having an ensuite bathroom with bath and electric shower over.

Introduction

Pillerton Hersey is a small, quiet village in the South Warwickshire countryside which has a

parish church dating back to the 13th century and comprises predominantly stone houses and cottages, , part way between Stratford-upon-Avon

and Banbury and only 7 miles from the nearest Cotswold village. It is conveniently situated approximately 6 miles from Junction 12 of the M40 Motorway at Gaydon, and there are mainline railway stations at Banbury, Warwick and Stratford Upon Avon, providing regular services to London Marylebone and Birmingham.

The nearby villages of Ettington and Kineton, offer local facilities including shops, post office, schools, pubs, pharmacy, and doctors surgeries. The larger towns of Stratford-Upon-Avon, Leamington Spa and Banbury all close by, offers a range of all facilities, restaurants, theatre and shopping.

Canopy Porch

Leading from the front elevation into a canopy porch with exterior light and a solid timber front door into;

Entrance Hall

Having flagstone floor, door to dining room, lounge and access down to;

Dining Room

10' 6" x 12' 6" (3.20m x 3.81m)

Having feature working fireplace, exposed stone wall and ceiling beams, wall lighting, radiator, double glazed window to the front elevation and door leading to:

Study

5' 5" Max x 12' 6" Max (1.65m Max x 3.81m Max)

Having exposed beams, telephone point, radiator and two double glazed windows to the side elevation;

Lounge

12' 6" x 22' 4" (3.81m x 6.81m)

Having exposed timbers, two radiators, feature inglenook fireplace with stone hearth and mantel above, useful storage cupboards in chimney recesses, a door leads to the staircase which takes you to the first floor accommodation, double glazed windows and double doors leading to the garden and door leading into:

Kitchen

6' 3" x 17' 5" (1.91m x 5.31m)

Having a range of wall, base and drawer units with woodblock worktops providing plenty of storage space, a Belfast sink with mixer taps, ceramic tiling to splashback, integrated appliances including dishwasher and fridge/freezer, range cooker, tiled floor, two double glazed windows overlooking the garden and door through to:

Utility Room

6' 3" x 11' 2" (1.91m x 3.40m)

Having matching units to those in kitchen, plumbing and space for washing machine, space for tumble dryer, integrated fridge, inset Belfast sink, oil fired combination boiler, tiled floor, access to roof void above, double glazed window overlooking the garden and door through to:

Cloakroom

Having low level WC, wash hand basin, tiled floor and obscure window to the front elevation;

First Floor

Landing

Having a staircase which leads off with timber handrail and doors leading to inner landing and;

Main Bedroom

14' 4" x 10' 6" (4.37m x 3.20m)

Having exposed timbers throughout, radiator, double glazed window to the front and door

into the ensuite

Main Bedroom En Suite

Having exposed beams, built in linen cupboard with shelving, wash hand basin with tiled splashback, high level WC, claw footed roll-top bath and shower attachment standing on a raised timber floor with ceramic tiling behind, access to roof void, radiator and obscure double glazed window to the front elevation;

Bedroom Two

10' 6" x 12' 6" (3.20m x 3.81m)

Having built in built in cupboard with hanging rail, exposed timber, radiator and a double glazed window to the front elevation overlooking the garden;

Bedroom Two En Suite

Having white suite comprising low level WC, pedestal wash basin with tiled splashback, timber paneled bath with electric shower over, radiator, wall shelving, recessed lighting, access to roof void and obscure double glazed window to the side elevation;

Outside

The property is approached through a pedestrian gate and pathway. There is a paved patio area across the front of the property. The generous sized garden is mainly laid to lawn with shrubs, two plum trees, two apple trees and hedging to the boundaries.

Workshop

Having door to front elevation and built in storage units.

Store Room

Having door to front elevation

Parking

There is a graveled off road parking area for several cars approached by a gate..







To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

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