



Connells

The Rick House Kineton Road
Pillerton Priors Warwick



Property Description

IMMACULATELY presented FOUR bedroom, spacious property located in the village of Pillerton Priors.

Benefiting from a spacious entrance hallway, an open plan kitchen/dining Room with modern fully fitted kitchen, Utility Room, cloakroom and dual aspect lounge.

On the first floor there are FOUR BEDROOMS, one with an EN-SUITE bathroom and a separate family bathroom.

There is a large rear garden, an additional paddock and a detached verstaile outbuilding.

CONTACT US NOW TO ARRANGE VIEWING!!

Introduction

Pillerton Priors is a well located village with easy access to Stratford-upon-Avon, Banbury and the M40. Access to Warwick and Leamington Spa is available by the nearby Fosse Way. The village has a small garage with a shop. The nearby village of Ettington has a community Spar shop and post office, the Chequers Inn and highly regarded pre and primary schools.

Entrance Hall

Spacious entrance hall from front elevation having tiled flooring, stairs rising to first floor with understairs storage cupboard and doors to Study, Kitchen/diner and;

Cloakroom

having WC, wash hand basin with vanity unit, chrome ladder towel rail and obscure double glazed window to side elevation;

Study

9' 7" x 6' 5" (2.92m x 1.96m)

Having double glazed window to front elevation and radiator;

Kitchen/Dining Room

26' 4" x 16' 2" (8.03m x 4.93m)

Open plan kitchen and dining area having modern and stylish wall and base units with complimentary work surfaces over, two integrated wall mounted double ovens, induction hob with extractor hob over, integrated fridge/freezer, central island/breakfast bar with storage space under, space for dishwasher and complimentary work surface with inset stainless steel sink and mixer tap. There is ample space for dining table, tiled flooring throughout, a large storage cupboard, ceiling downlighters, three radiators and double glazed window and bi-fold doors to the rear elevation leading into garden. There are a couple of steps that lead to the lounge and a door through to:

Utility Room

12' 9" x 5' 9" (3.89m x 1.75m)

Having wall and base units with complementary work surface over and inset stainless steel sink and drainer unit, radiator, space and plumbing for washing machine and tumble dryer, double glazed window to side elevation and door to rear elevation into garden;

Lounge

15' 9" x 14' 6" (4.80m x 4.42m)

Dual aspect lounge having double glazed windows to front and rear elevations, radiator and feature fireplace with dual fuel log burner.

First Floor

Landing

Spacious landing area with loft access and doors to all bedrooms and bathroom;

Bedroom One

15' 11" x 14' 8" (4.85m x 4.47m)

Dual aspect principle bedroom with double glazed windows to the front and rear elevations offering views over open countryside, two fitted double wardrobes, radiator and door to;

En Suite

Having a white suite comprising low level WC, circular wash hand basin with vanity unit, shower cubicle with shower head, extractor fan, fully tiled walls and tiled floor, towel radiator and obscure double glazed window to the rear elevation;

Bedroom Two

15' 3" x 9' 10" (4.65m x 3.00m)

Having double glazed bow window to the front elevation, two fitted double wardrobes and radiator;

Bedroom Three

13' 11" x 9' 8" (4.24m x 2.95m)

Having double glazed window to the rear elevation and radiator;

Bedroom Four

10' 10" x 7' 7" (3.30m x 2.31m)

Having double glazed window to the rear elevation and radiator;

Bathroom

Modern and stylish bathroom having white

suite comprising low level WC, wash hand basin with vanity unit, partially tiled walls, bath with shower attachment, shower enclosure with rainwater shower, chrome ladder radiator and obscure double glazed window to the side elevation;

Outside

Front

The property is situated on a private road off the Kinton Road having a large graveled driveway offering off-road parking for several vehicles;

Garage/Outbuilding

Useful outbuilding previously a garage currently used as dog kennels with door to front;

Rear Garden

Generous sized rear garden with extensive paved patio area and decked area ideal for outside entertaining, lawned area, access to front of property, timber fences and fabulous countryside views to the rear;

Additional Paddock

Accessed directly from the rear garden, the property benefits from an addition agricultural paddock being approximately 0.2 acres.

Council Tax

Local Authority: Stratford District Council

Viewings

Strictly by prior appointment via the selling agent.





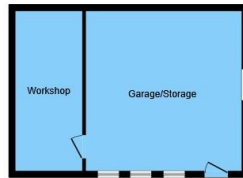




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: D

view this property online connells.co.uk/Property/WBE103709

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE103709 - 0002