



, Ashorne, CV35 9DT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

An immaculately presented character cottage with an impressive open plan kitchen/dining room where the two sets of bi-fold doors open to expose the whole corner of the room giving the feeling of bringing the outside in.

Built in 2002, Pineview Cottage is a superb example of a character cottage with a contemporary twist. With the kitchen/dining room being a later extension, this superb cottage now benefits from two reception rooms both with open fireplaces, a fabulous fully fitted Kitchen with island unit all leading through to the stunning dining room with roof lantern. Upstairs there is a main bedroom with en-suite bathroom and dressing area, together with a family bathroom and two further good sized bedrooms.

Outside the gardens have been beautifully landscaped and the driveway provides off street parking for two cars to the side of the property.

Set within lovely Warwickshire countryside, Ashorne is a small village lying close to its neighbouring village of Moreton Morrell and around 4.5 miles from Warwick. , Ashorne is particularly well placed for the motorway networks and rail links from Warwick, Leamington Spa, Banbury and Stratford upon Avon. The Jaguar Land Rover and Aston Martin installations at Gaydon are also easily accessible. The larger villages of Wellesbourne and Kineton are a short distance away with great amenities to be found in both.





Key Features

- A beautiful and immaculately presented cottage located in the heart of Ashorne
- Superb Kitchen/Dining Room extension with double bi-folding doors
- Gorgeous cosy Living Room with open fire and triple aspect windows
- Study/Snug with a corner fireplace
- Three Double Bedrooms
- Family Bathroom and En-Suite
- Landscaped Garden
- Approx 1500 sq feet of accommodation
- Driveway Parking
- EPC Rating Band D

Price Guide
£640,000

Study/Snug
12'9" x 10'10"

Living Room
17'7" x 12'4"

Guest Cloakroom

Kitchen
13'5" x 12'8"

Dining Room
12'8" x 9'3"

First Floor

Main Bedroom Suite
18'0" x 12'8"

En-Suite Bathroom

Dressing Area

Bedroom Two
12'4" x 10'10"

With Built in Wardrobes

Bedroom Three
10'11" x 10'10"

With Built in Wardrobes

General Information

Services

Mains water, drainage and electricity are connected to the property. Oil central heating is installed

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Fixtures and Fitting

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

Council Tax Band

We understand that the property has been placed in band E with Stratford District Council.

Tenure

We understand that the property is for sale Freehold

Viewings

Viewings strictly by appointment with the Agents.







Floorplan



Total area: approx. 133.6 sq. metres (1437.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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DISCLAIMER

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