



HONEY
FOR SALE

NEWSTEAD

Kiblers Lane, Pillerton Priors, CV35 0PS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

What the vendor says

"What immediately struck us when first viewing Newstead 25 years ago was the flexible room layout. The initial children's snug later becoming an office, the smaller upstairs room used as a study later became a child's bedroom. There remains the possibility of changing other aspects of the ground floor layout. All major rooms are south facing looking out over the sunny secluded garden, in a peaceful village location. There is off road parking for three cars plus a garage. Nearby Ettington has a well stocked Spar shop with post office and an appealing pub. Of importance to a family is the choice of both primary and secondary schools provided in Ettington, Kineton and Stratford, as well as good transport links to nearby towns, trains and motorways."

A four bedroom detached property located in the sought after village of Pillerton Priors, situated in an elevated position with mature south facing landscaped garden to the rear, single garage and off road parking. Located along a quiet lane, this spacious property offers approximately 1700 square feet of accommodation.

The accommodation comprises in brief: Hallway, Study, Kitchen, Dining Room, Living Room, Utility Room, Guest Cloakroom, Four Bedrooms Family Bathroom, En-Suite and Single Detached Garage.

Situated in relatively low, undulating Warwickshire countryside, north west of the high, wooded scarp-face of Edge Hill lies the village of Pillerton Priors 7 miles from Stratford-upon-Avon and 13 miles to Warwick, Leamington Spa and Banbury and only 7 miles to the M40 at Gaydon. The nearby village of Ettington has a Spar shop and Post Office, the Chequers Inn and highly regarded pre and primary schools and there are secondary schools in Kineton and Stratford upon Avon.





Key Features

- Village Location
- Location along a quiet lane
- Detached Home in elevated position
- Three Reception Rooms
- Fitted Kitchen
- Mature South Facing Garden
- Detached Single Garage
- Off Road Parking for up to three vehicles
- EPC Rating - D

Price Guide
£450,000

Porch**Hallway****Cloakroom****Study**

7'0" x 8'11"

Dining Room

14'5" x 8'11"

Living Room

12'11" x 13'11"

Kitchen

11'3" x 9'3"

Utility Room

9'4" x 5'9"

Bedroom One

19'4" x 8'11"

En-Suite

6'1" x 8'8"

Bedroom Two

12'4" x 12'0"

Bedroom Three

11'3" x 11'2"

Bedroom Four

6'7" x 8'0"

Bathroom

9'3" x 5'7"

Single Detached Garage

8'2" x 16'2"

General Information**Services**

Mains water, drainage and electricity are connected to the property. Oil Central Heating. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Council Tax

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

Fixtures and Fittings

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

Tenure

We understand that the property is for sale Freehold

Viewings

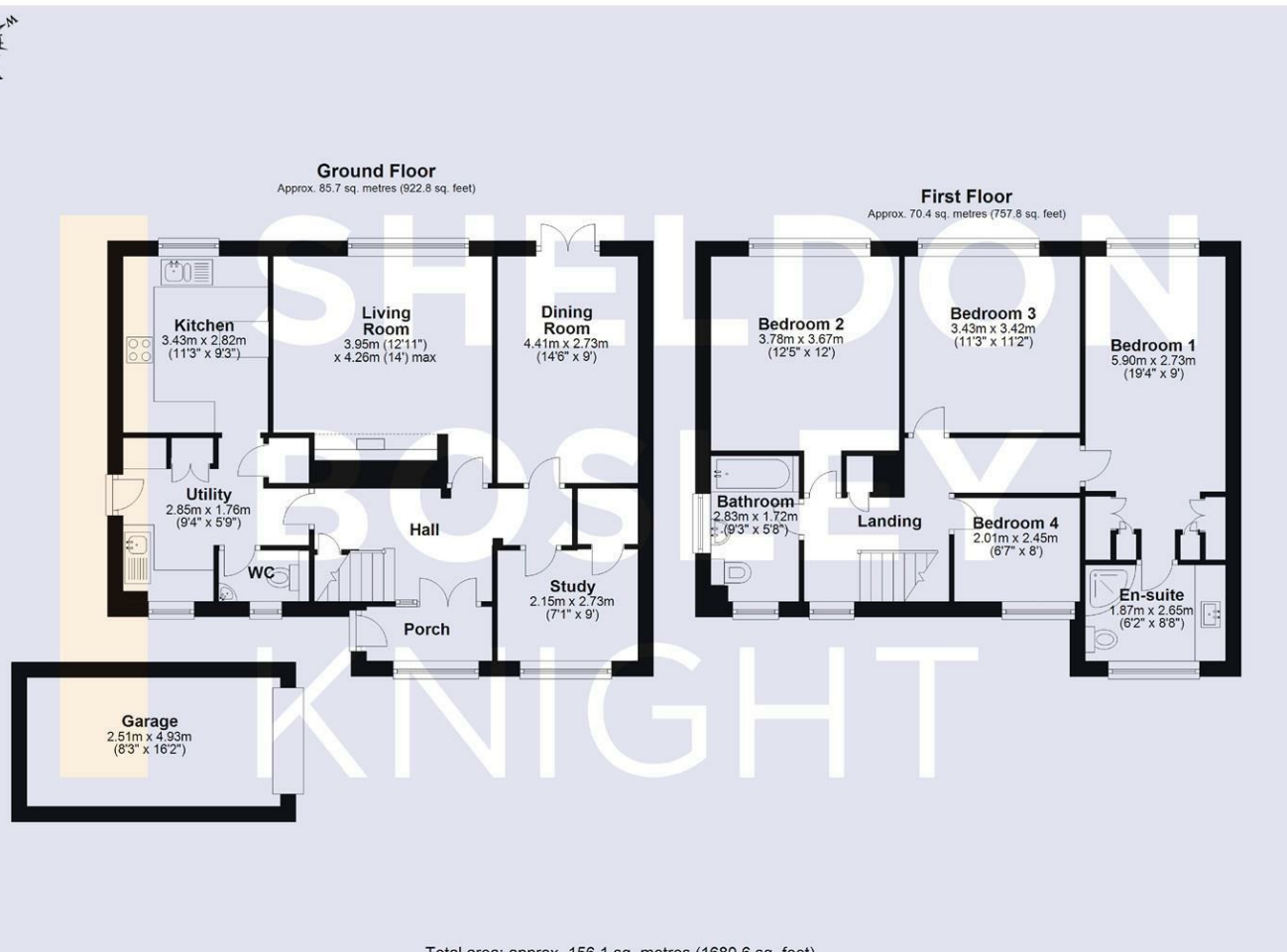
Viewings strictly by appointment with the Agents.







Floorplan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.