



The Acre, Pillerton Priors, CV35 0PT

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*For Sale with No Onward Chain\*\*\*

A spacious four bedroom detached home located at the end of a quiet no-through road in the heart of the village of Pillerton Priors.

This light and airy, well presented property is being offered to the market with NO ONWARD CHAIN and enjoys well-proportioned and versatile living accommodation. The Open Plan Living/Dining Room are all well placed to benefit from the contemporary wood burner and from the Dining Room the Conservatory can be entered via wooden bi-fold doors. To the ground floor is a second reception room currently used as a bedroom but this space would work well as an office or study. To the first floor are three good sized bedrooms, a family bathroom and ensuite shower room. The south west facing garden offers a delightful decked area for alfresco dining and a neat lawned area. The larger than average garage and plenty of driveway parking make this a fabulous family home.

The accommodation comprises in brief: Hallway, Guest Cloakroom, Bedroom, Living Room, Dining Room, Conservatory, Kitchen, Utility Room, Three Bedrooms, Family Bathroom and Tandem Garage with electric car charging point.

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

- For Sale with No Onward Chain
- Versatile living accommodation
- Village location close to countryside walks
- Approximately 1690.5 sq feet of accommodation
- Open Plan Kitchen/Dining Room/Living Room
- Ground floor bedroom which could be used as a Study
- Conservatory with solid roof
- Large Garage and ample driveway parking
- Mature landscaped gardens with decked patio area.
- EPC Rating - Band

**Offers Over  
£450,000**

**Hallway****Guest Cloakroom****Bedroom**

12'0" x 7'6"

**Living Room**

18'5" x 11'3"

**Dining Room**

9'5" x 9'1"

**Kitchen**

9'5" x 9'3"

**Conservatory**

9'1" x 7'3"

**Utility Room****On the First Floor****Bedroom**

15'5" x 12'2"

**Bedroom**

12'8" x 11'5"

**En-Suite Shower Room****Family Bathroom****Bedroom**

13'10" x 9'5"

**Garage**

23'9" x 8'1"

**General Information****Services**

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

**Fixtures and Fittings**

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

Willing to sell on a furnished or unfurnished basis.

**Council Tax**

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**

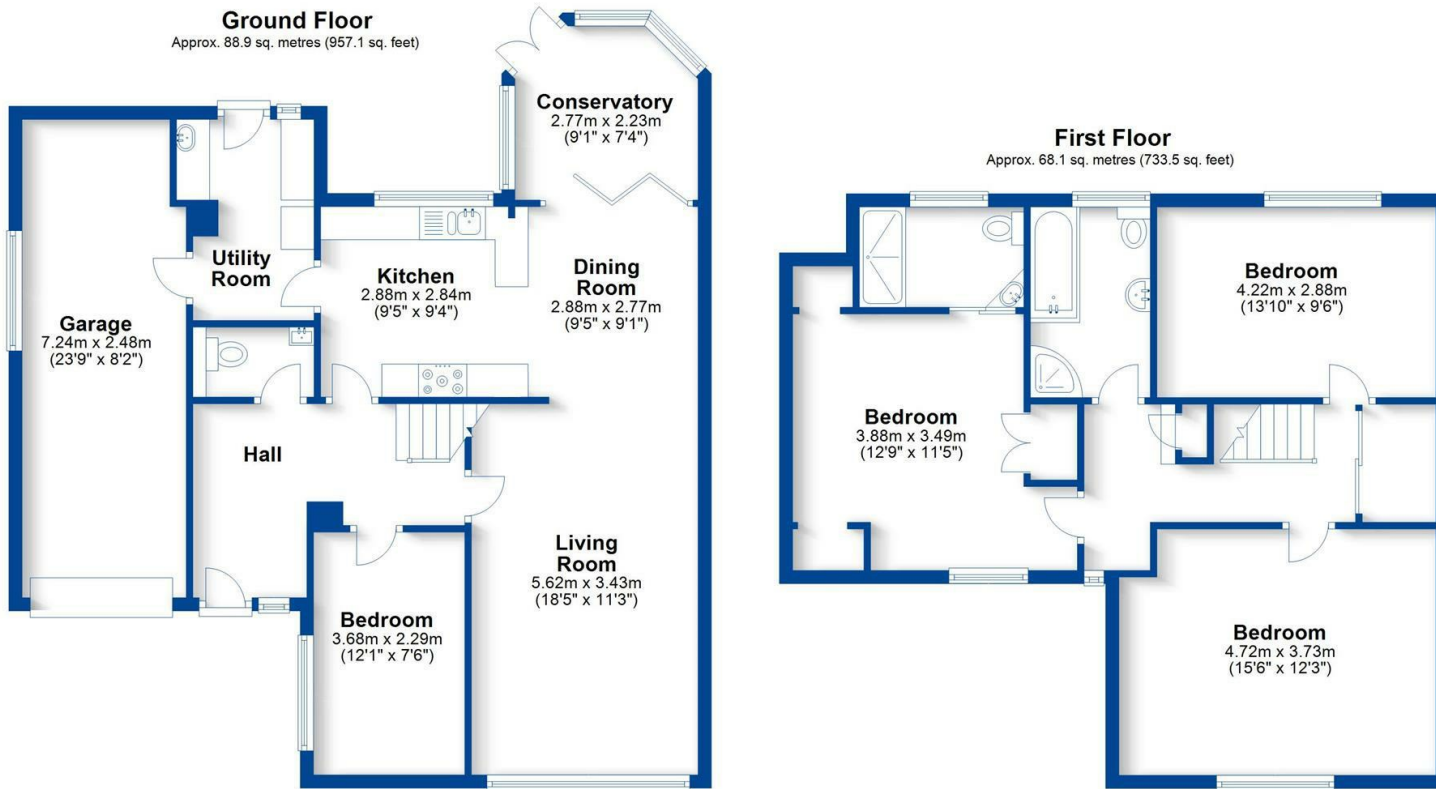
Viewings strictly by appointment with the Agents.







# Floorplan



Total area: approx. 157.1 sq. metres (1690.5 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

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DISCLAIMER

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