



SANDFIELDS FARM  
PILLERTON PRIORS, WARWICKSHIRE



Stratford-upon-Avon 7.5 miles, M40 (J12) 7.5 miles, Moreton-in Marsh 11.5 miles (trains to London Paddington from 90 minutes), Banbury 12 miles (trains to London Marylebone from 56 minutes), Birmingham International Airport 27 miles (distances and time approximate)

## AN EXCLUSIVE DEVELOPMENT OF 3 HIGH QUALITY PROPERTIES IN A UNIQUE SOUTH WARWICKSHIRE LOCATION WITH STUNNING VIEWS

**Unit 1:** Four bedrooms • 3 bathrooms • 3 reception rooms  
**Unit 2:** Four bedrooms • 3 bathrooms • 3 reception rooms  
**Unit 3:** Three bedrooms • 3 bathrooms • open plan living space



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## DESCRIPTION

Sandfields Farm is a unique private development of 3 properties being undertaken by established local developers Hicks Property. Sandfields farm sits in an elevated position just south of the village of Pillerton Priors and has far reaching views over the surrounding south Warwickshire countryside.

Units 1 & 2 are a pair of 4 bedroom properties with accommodation spread over three floors. They have been carefully designed to create homes with character, open plan living spaces and positioned in a way to provide privacy whilst making the most of the impressive views. Each property will have a garage, ample parking and sizeable, landscaped gardens.

Unit 3 is a three bedroom, barn conversion style home with accommodation spread over two floors with open plan living space, two of the bedrooms are on the first floor and one on the ground floor all of which have adjoining bath / shower rooms. Unit 3 has an integrated garage and large private garden.

## SITUATION

Pillerton Priors is a well located village with easy access to Stratford-upon-Avon, Banbury and the M40. The village also 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. Other local villages, such as Whatcote and Oxhill, have award winning pubs.

A wider range of shopping and leisure facilities can be found at Stratford-upon-Avon, Shipston-on-Stour, Wellesbourne, Leamington Spa, Warwick and Banbury. There is a range of state and private schools, including Girls; and Boys; Grammar Schools in Stratford-upon-Avon, Stratford Prep School and the Croft Prep School; and in Warwick, Warwick Prep, junior and public schools and King's High School for Girls; and in Leamington Spa, Kingsley School for Girls and Arnold Lodge.

## SERVICES

Mains water and electricity private drainage. Telephone (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).



## GENERAL SPECIFICATION

### General

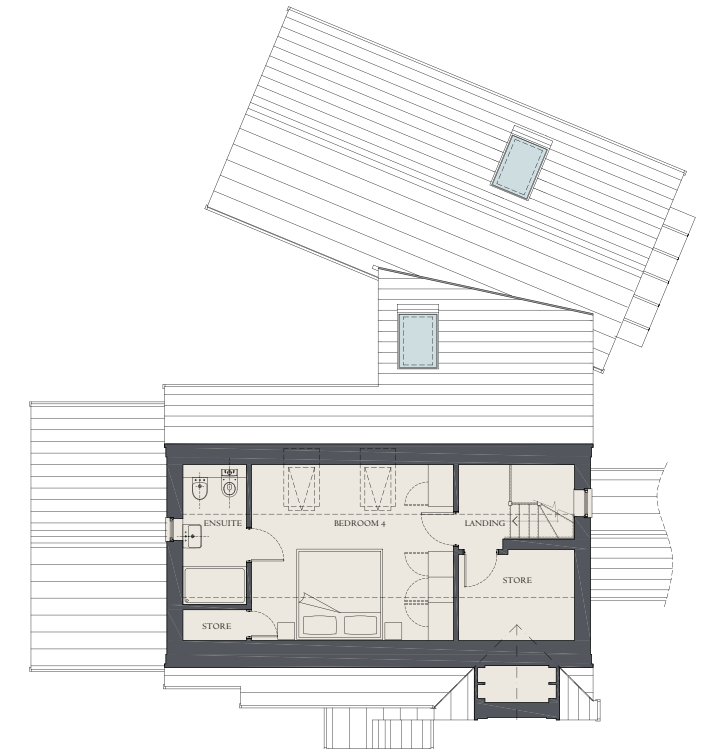
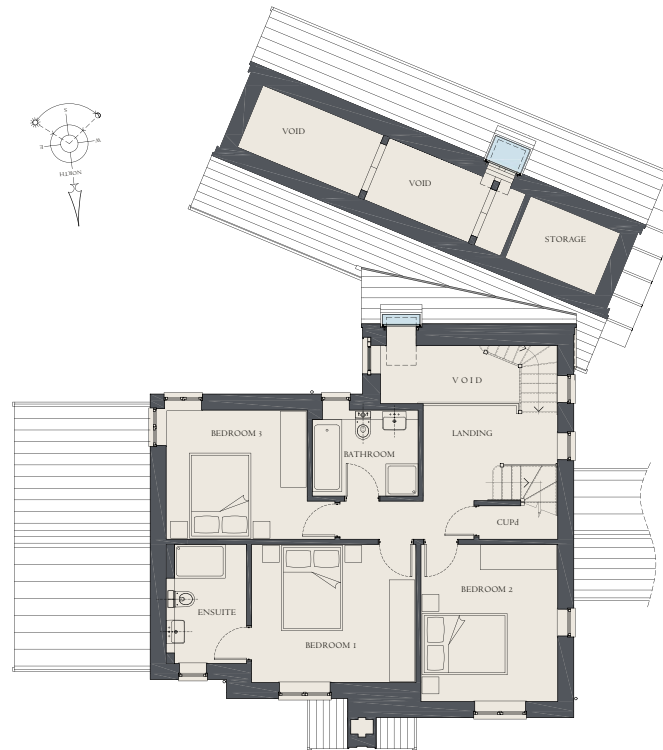
- Olde Woodford Red Brick laid in flemish bond
- Natural Cotswold Stone cills
- Natural Slate Roof
- Double and Triple Glazed windows
- Aluminium bi-fold doors exposing 360 views.

### Heating, Plumbing & Electrics

- Air source heat pumps for central heating and hot water.
- Underfloor heating downstairs with radiators on first and second floor where applicable
- Pre-wired PV cables for future use
- LED downlighting with feature lighting in kitchen areas
- High quality sanitary ware, electric heated towel rails with mains thermostatic showers
- Fire detection
- 3 phase electric supply to each property



## UNIT 1: PROPOSED FLOOR PLAN



Unit 1 (Total 2350 sq ft inc garage)

### Fixtures & Fittings

- Bespoke fitted kitchens with NEFF appliances
- Porcelain tiles throughout bathrooms
- Hardwood flooring throughout ground floor
- Carpet on first and second floor
- Paint grade blocks to garages with mains electric and storage access where applicable

### Exterior

- Timber railed garden boundaries
- Patio opening outside bifold doors to the rear
- External lighting
- External sockets and Tap
- Car charging facility
- Cotswold Shingle driveway and access
- Soft landscaping to rear and front gardens
- 10 year Build-Zone Guarantee

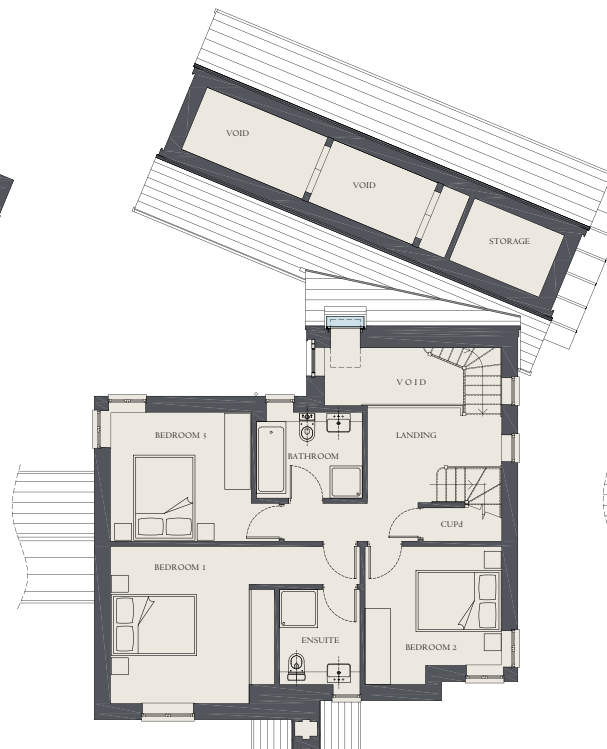


## UNIT 2: PROPOSED FLOOR PLAN

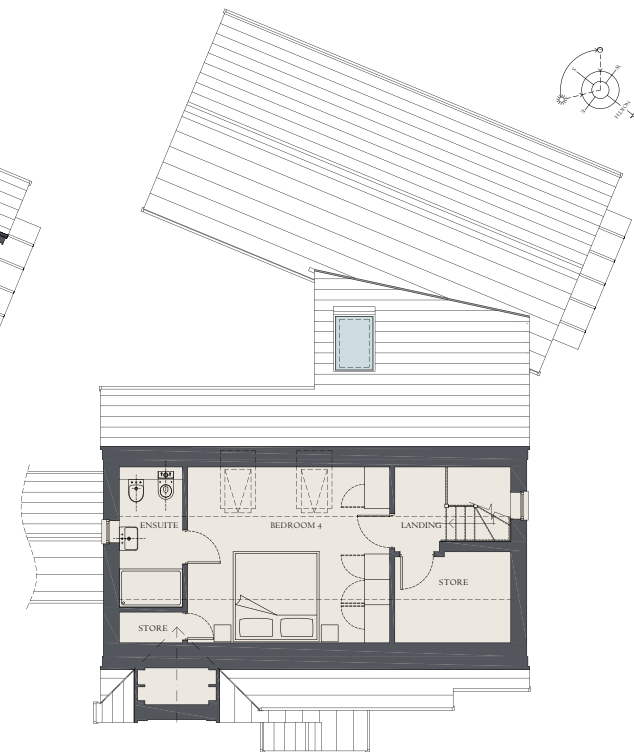
Unit 2 (Total 2350 sq ft inc garage)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are excluded. Some may be available by separate negotiation if required.

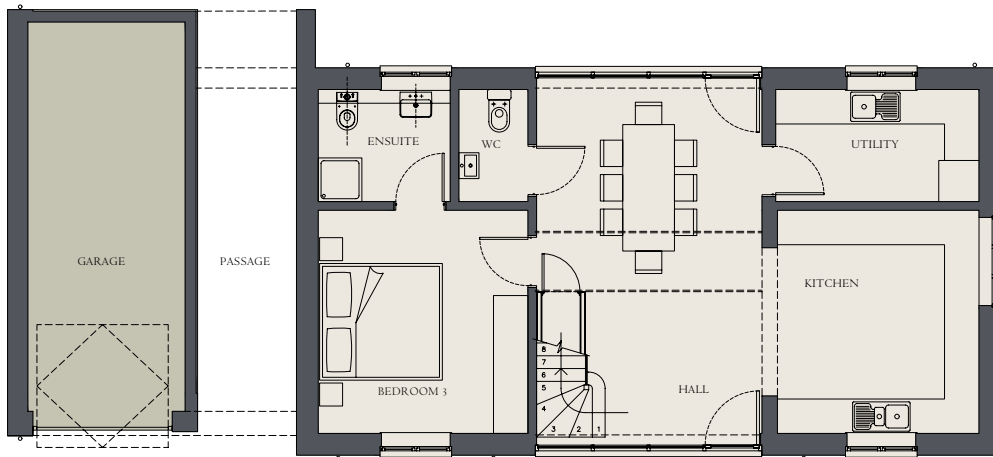
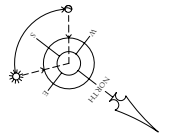
## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

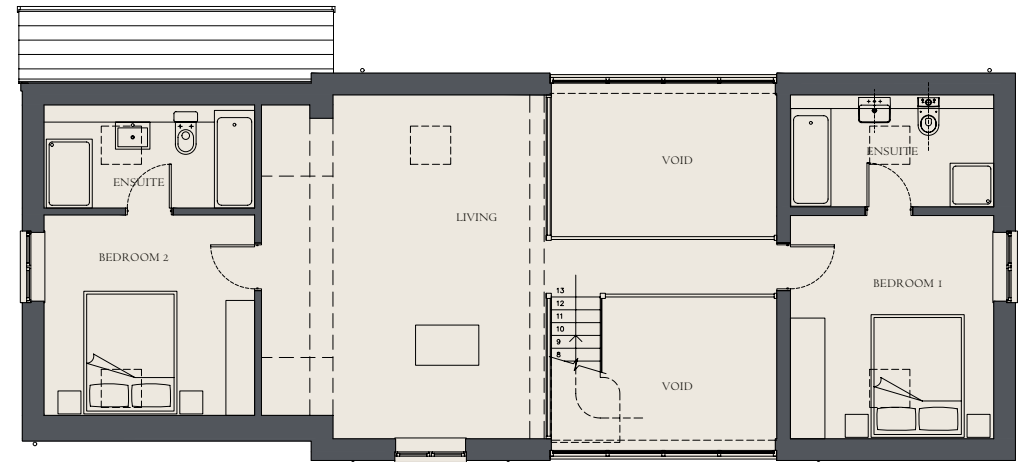


## UNIT 3: PROPOSED FLOOR PLAN

Unit 3 (Total 1800 sq ft inc garage)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## LOCAL AUTHORITY

Stratford on Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HX T 01789 267575 W stratford-dc.gov.uk

## COUNCIL TAX

TBC

## VIEWING

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731, The London Office T 0207 839 0888. E stow@butlersherborn.co.uk or Seccombes Estate Agents, Shipston-on- Stour Office T 01608 663788 E shipston@seccombesea.co.uk

## DIRECTIONS (POSTCODE CV35 0PD)

From the Fosse Way, take the A422 (Banbury Road). On entering the village of Pillerton Priors take the first turning on the right, signposted Halford and Stow and then immediately take the left hand fork and Sandfields farm will be on the right hand side after approximately 300m.

What3words: ///winter.idealists.pastles

**DISCLAIMER** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: August 2023. Particulars written: September 2023. Brochure by wordperfectprint.com



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