



Watery Lane, Pillerton Hersey

Guide Price **£695,000**

Watery Lane

Pillerton Hersey, Warwick

A beautifully restored period cottage, bursting with character and charm, tucked away along a peaceful no-through lane and complemented by a generous cottage garden, a substantial recently erected six-car garage, and additional driveway parking in front.

Upon entering via the secure side gate, leading from the driveway, you are welcomed into an impressive farmhouse-style kitchen, which perfectly blends traditional character with modern practicality. The room features a vaulted ceiling with exposed beams, a stunning Shaker-style kitchen with wood and granite worktops, an oil-fired Heritage range, Belfast sink and a wealth of bespoke storage. Integrated appliances include a dishwasher, washing machine and fridge/freezer, while a solid timber work surface with glazed display cabinets and lighting provides an attractive focal point with windows enjoying a pleasant dual aspect, and patio doors out to the garden.

A useful utility and larder area provides additional built-in storage, while a downstairs shower room/WC adds further convenience.

The charming sitting room is full of period character, with exposed ceiling beams and a beautiful stone Inglenook fireplace housing an inset Clearview log burner. There is an understairs coat cupboard with steps leading down to the cellar, and a door to the porch at the front of the cottage.

The dining room/snug/office provides a versatile space for entertaining, working from home, or relaxing in and features double doors opening into the conservatory. The conservatory enjoys windows overlooking the garden and double doors opening onto the patio.





Pillerton Hersey, Warwick

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Upstairs, there are two good-sized double bedrooms with views over the garden. The principal bedroom fits a king-size bed, benefits from a useful run of fitted wardrobes, while the second bedroom provides a comfortable double room. The recently updated bathroom is beautifully appointed and features both a large walk-in shower and a traditional roll-top bath, together with a wash hand basin and WC.

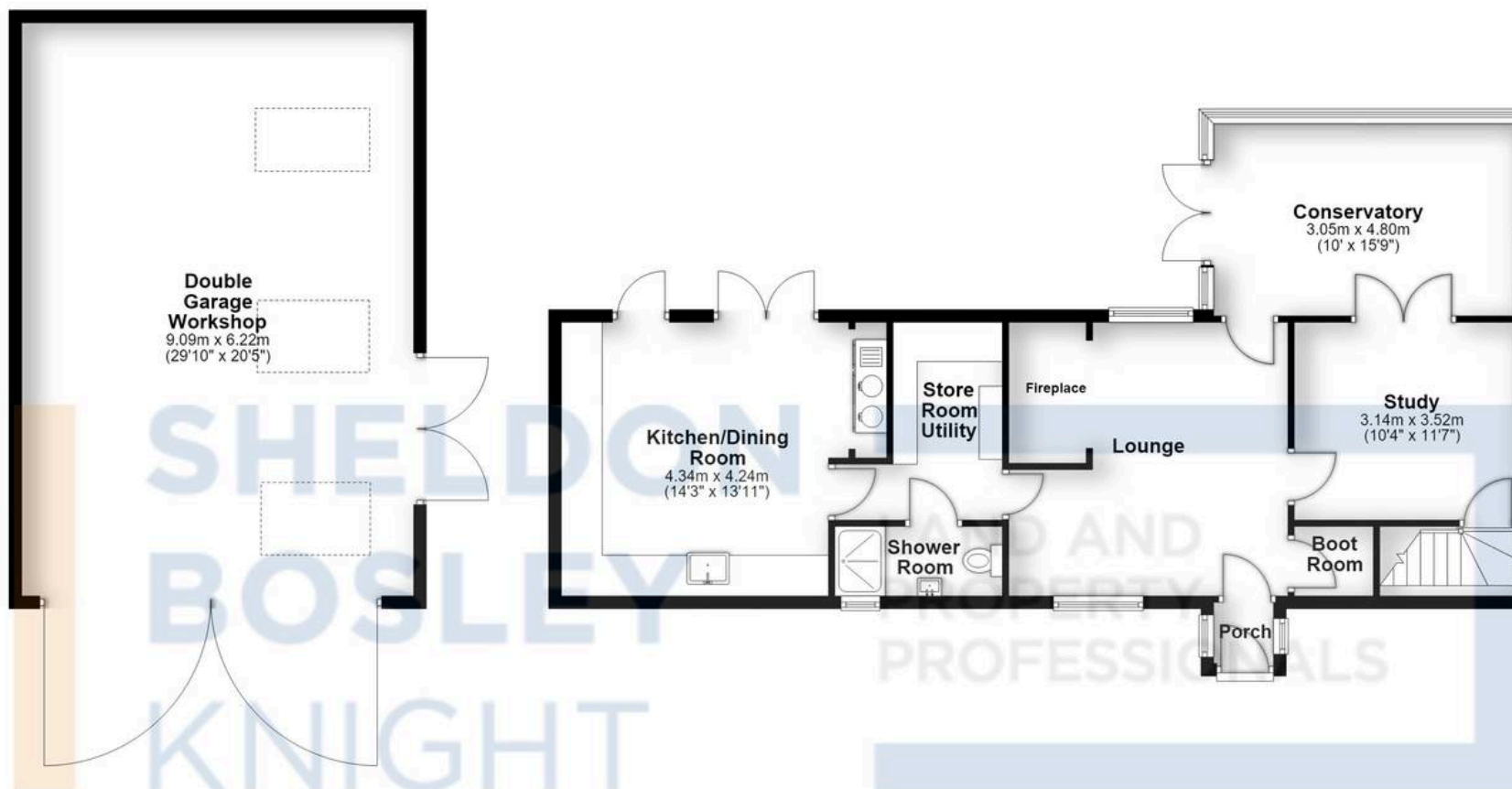
Outside, the property enjoys a particularly attractive mature cottage garden. Immediately to the rear is a paved patio, leading onto a predominantly lawned garden with an abundance of herbaceous borders, established fruit trees and mature planting. Part of the garden is walled, creating a private and secluded setting, with a further patio area providing an ideal spot for outdoor dining and entertaining. A brick-built store is also included, with an area ideal for growing vegetables or even keeping chickens.

A particularly notable feature is the recently erected substantial 650 sq. ft six-car garage, providing exceptional storage and workshop space. Construction features insulated cavity walls, insulated floor and high ceilings. This open plan space would make an ideal gym, studio or home office. To the front of the garage is a three-car driveway.



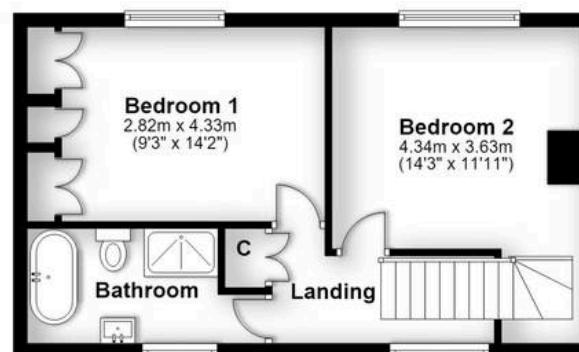
Ground Floor

Approx. 138.1 sq. metres (1486.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 174.9 sq. metres (1882.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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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 audit 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.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.