



ASHFIELD

Kinton Road, Pillerton Priors, South Warwickshire



A BEAUTIFULLY POSITIONED EQUESTRIAN PROPERTY

With a 5-bedroom detached house and garden with an American barn with 6 stables, tackroom, workshop and washbox/solarium, manege, all-weather turnout with shelter and paddocks.



Local Authority: Stratford-on-Avon District Council

Council Tax band: F

Tenure: Freehold



SITUATION

Positioned in a peaceful rural setting between Pillerton Hersey and Pillerton Priors, Ashfield enjoys an elevated position with gated access and attractive countryside views. The A422, just half a mile away, provides convenient connections to Stratford-upon-Avon, Banbury with rail services to London Marylebone, and the M40 at Gaydon. Everyday amenities are available in nearby Ettington, including a village store, coffee shop, primary school and the popular Chequers Inn. Excellent schools in the area include The Croft Preparatory School, King Edward VI School, Stratford Preparatory School, Sibford School, Warwick Preparatory School and Bloxham School. The Cotswolds, Chipping Campden, Daylesford Organic and Soho Farmhouse are all within easy reach, while Stratford-upon-Avon offers extensive shopping, leisure and cultural amenities. The property is also well placed for equestrian pursuits, with polo at Rugby and Cirencester and eventing at Aston-le-Walls, Moreton Morrell, Onley and Solihull.









THE PROPERTY

The house is bright and airy, with large open-plan spaces and a contemporary feel, with high-quality fixtures and fittings, tiling to the ground floor, and accommodation extending to about 2,800 square feet.

An oak-framed porch opens to the entrance hall, with WC off and to the large open-plan kitchen with a fully fitted kitchen with integrated appliances and a large island unit incorporating a breakfast bar, wine cooler and bifold doors to the garden. There is ample space for a dining table and a family sitting area with an inset wood-burner and a large roof lantern. Utility room. open-plan sitting room with south-facing bifold doors to the patio and wood-burner. Two further ground-floor rooms can provide bedrooms four and five, one with an en suite shower room and one currently used as a gym.

On the first floor, the principal bedroom is dual-aspect with a balcony, walk-in closet and bathroom, two further bedrooms, one currently used as a study and a well-appointed family bathroom with bath and a separate shower.







Stables, gardens and grounds

Approached through a wall with electric gates to a parking area in front of the house. The rear garden is lawned with a south-facing patio and east-facing deck, paved paths and mature trees, including a weeping willow. Purple maple. Vegetable garden with 5 raised beds, greenhouse and paved seating area. Electric car charger. The planning permission to extend Ashfield in 2015 included consent for an oak carport if a purchaser wished to add this.

There is a separate access to the equestrian facilities, with lorry parking and a tractor shed. The American barn, with block-paved surround, built in 2014, is well-appointed, with 6 stables with rubber matting, on either side of a wide central passage, with a large insulated tackroom, with plumbing for a washing machine, sink, and WC. There is also a workshop, solarium and outdoor wash area. The end bay of the barn forms a field shelter serving a cleverly designed all-weather turnout with a sand arena, exercise tracks and wildflower mounds. Manege 50 x 20 metres with mirrors.







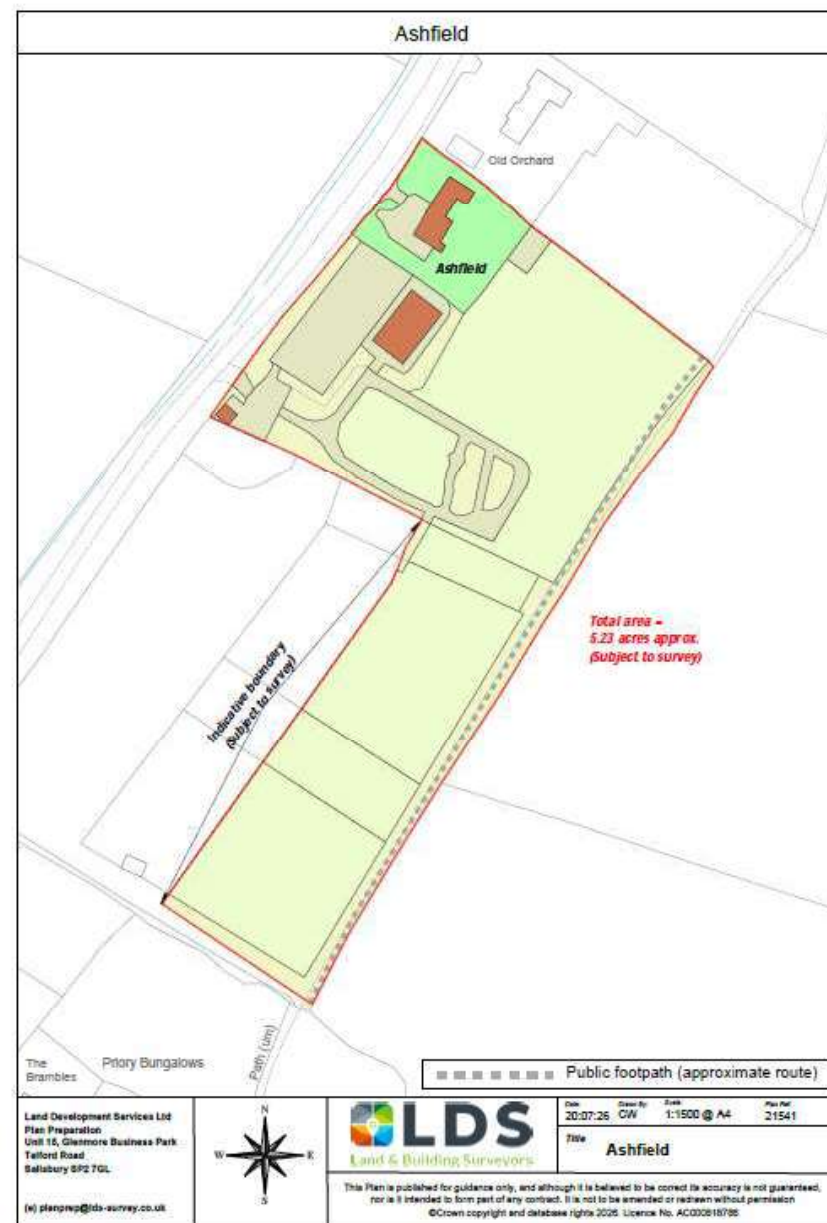
There are three large grazing paddocks with water, hedges with mature trees and post and rail fencing. A footpath follows the eastern boundary of the property, securely fenced from the remainder of the property, and screened from the house and garden.

Services

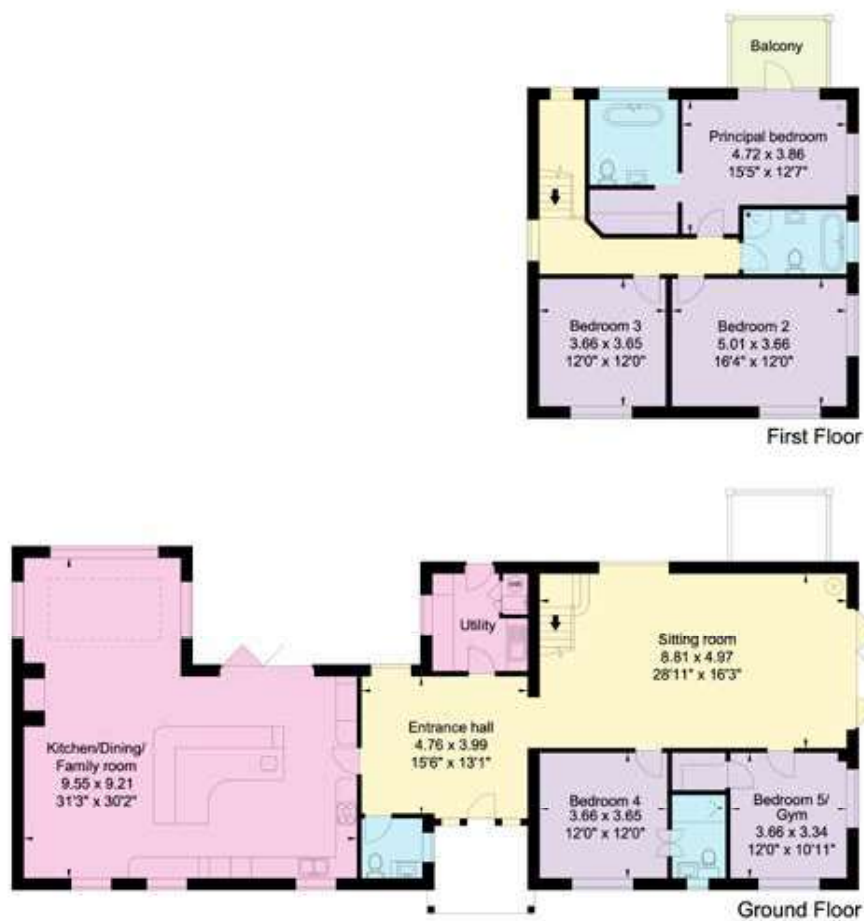
Mains electricity, water and drainage. Oil-fired boiler for underfloor heating, central heating and hot water. Electric underfloor heating and hot water to the kitchen. Fibre Broadband. CCTV.

Directions (CV35 0PH)

What3words ///princely.puns.case

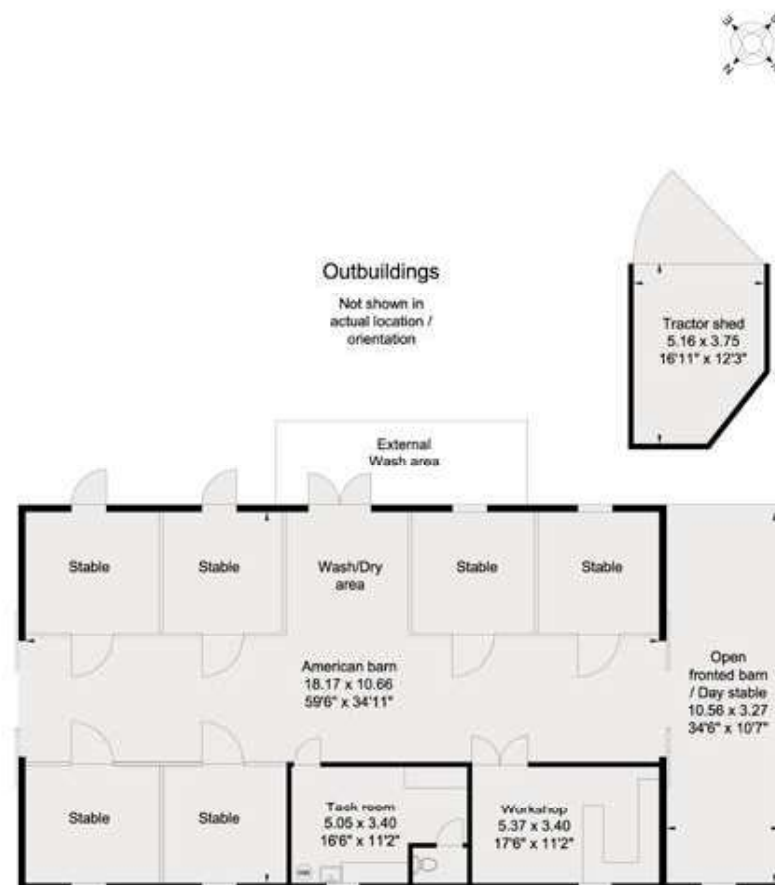






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Ashfield Pillerton Priors



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 260 sq m (2,800 sq ft)
 Outbuildings: 249 sq m (2,680 sq ft)
 Total: 509 sq m (5,480 sq ft)
 © Cotswold Plans Ltd. ma/16539



James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon, Warwickshire CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 01 September 2026
Our reference: STR160128

Ashfield, Kineton Road, Pillerton Priors, Warwick, CV35 0PH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,575,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789206950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway, Stratford upon Avon, Warwickshire, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24