



School Cottages, Pillerton Hersey

Guide Price **£525,000**

**SHELDON
BOSLEY
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School Cottages

Pillerton Hersey, Warwick

This stylish and deceptively spacious Victorian cottage features three double bedrooms, a generous rear garden with a home office, and parking for 2 to 3 cars. Sympathetically updated and extended, it blends old-world charm with modern conveniences.

The property welcomes you with an arched porch and a stained wood front door that opens into the sitting room, with a sandstone fireplace housing a wood-burning stove and double-glazed aluminium doors providing a lovely view of the garden.

Stepping up to the hallway, you'll find a neatly appointed WC and a convenient nook under the stairs, currently set up as an office space. The kitchen/ dining room is generously sized, having previously been two separate rooms, flooded with natural light from large windows and glazed sliding doors from the hall. The kitchen features a wide range of units and an island topped with quartz, complete with a double Belfast sink. Built-in appliances include a large electric oven with an induction hob, fridge-freezer, dishwasher, wine cooler, and microwave.





Upstairs, off a central landing with exposed beams and a ceiling hatch leading to the loft space, are three characterful double bedrooms. The main bedroom overlooks the rear garden and features built-in wardrobes and a modern en-suite shower room, which includes a corner shower cubicle, washbasin, and WC. The family bathroom includes a bath with shower over.

The generous and private rear garden offers patio areas at both ends, a large lawn with borders, and a path leading to a purpose-built home office with hardwired Wi-Fi and double doors opening to the patio. At the end of the garden, there's a perfect area for a chicken coop, which leads down to a brook—an ideal spot for a vegetable garden.

At the front of the property, there is parking for one car. Additionally, just a short distance up the road, you'll find a gravel parking area where two allocated spaces are available behind a five-bar gate.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Pillerton Hersey is a small attractive village set in the South Warwickshire countryside and contains a mixture of cottage and modern properties. The main centres of the area are Stratford upon Avon (8 miles), Coventry (24 miles) and Banbury (13 miles). The closest M40 connection is at Junction 12 at Gaydon (6 miles). There is a junior school in the neighbouring village of Ettington (2 miles) and a secondary school in the large village of Kineton (3 miles).

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.



Ground Floor
Approx. 55.6 sq. metres (598.2 sq. feet)



Total area: approx. 110.6 sq. metres (1190.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Garden Office



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