



**Connells**

Kineton Road  
Pillerton Priors Warwick



#### Property Description

This beautifully maintained three-bedroom detached family home is perfectly positioned in the charming village of Pillerton Priors and offers generous, versatile living space throughout.

On the ground floor, the property showcases a contemporary open-plan kitchen and dining area with integrated appliances and ample room for family gatherings, enhanced by large bi-fold doors opening directly onto the rear garden. A useful cloakroom and utility room add practicality, while the dual-aspect lounge enjoys a front-facing window and French doors to the garden, complemented by a feature log burner. A separate study at the front provides an excellent setting for home working or a peaceful retreat.

Upstairs, three well-sized bedrooms are presented, with the principal suite benefiting from a dressing area, en suite shower room, and a Juliette balcony overlooking the surrounding countryside. A modern family bathroom completes the accommodation.

Externally, the property includes a driveway with ample parking and an integrated garage. The generous, private rear garden is designed for low maintenance, mainly laid to lawn with a paved patio ideal for outdoor entertaining.

Contact Connells today to arrange a viewing and experience all that this impressive home has to offer.

#### Introduction

Nestled in the rolling countryside of south Warwickshire, Pillerton Priors is a charming rural village that perfectly balances tranquility with accessibility. Just seven miles from Stratford-upon-Avon and a short drive from Warwick, this picturesque community offers residents the best of both worlds: peaceful village living with excellent connections to nearby towns.

#### Entrance Hall

A stylish composite front door, flanked by two double-glazed windows, opens into a bright and welcoming hallway. Thoughtfully designed having a radiator with decorative cover, the space features stairs rising to the first floor, a practical undershoot storage cupboard, and access to the study, the open-plan kitchen/dining area and lounge.

#### Lounge

22' 8" into bay x 11' 9" MAX ( 6.91m into bay x 3.58m MAX )

A generously sized, light and airy lounge designed for both comfort and style. The focal point is a charming feature fireplace with a log burner, perfect for cosy evenings. Natural light floods the room through a double-glazed bay window with fitted shutters to the front elevation, complemented by an additional side window with shutters. Two radiators ensure warmth throughout, while French doors open directly onto the rear garden, creating a seamless indoor-outdoor living experience.

#### Study

11' 9" into bay x 11' 9" MAX ( 3.58m into bay x 3.58m MAX )

A versatile room currently arranged as a study, ideal for home working or as a quiet retreat. The space benefits from a radiator and a double-glazed window with fitted shutters to the front elevation, allowing natural light while maintaining privacy.

#### Open Plan Kitchen/Dining Room

28' 4" x 13' 4" MAX ( 8.64m x 4.06m MAX )

A stunning and contemporary open-plan space, thoughtfully designed for modern living. The kitchen is fitted with matching wall and base units, complemented by sleek quartz work surfaces and a sink with mixer tap. Integrated appliances include an eye-level oven, grill, microwave, and dishwasher, with dedicated space for an American-style fridge freezer.

At the heart of the room sits a central island unit with breakfast bar, induction hob, and practical storage beneath—perfect for both casual dining and entertaining. The layout flows seamlessly into a spacious dining and snug area, enhanced by a rear-facing double-glazed window with fitted shutters. Underfloor heating, spotlights to the ceiling add a stylish finish, while impressive bi-fold doors open directly onto the rear garden, creating a light-filled, versatile living space ideal for family life and social gatherings. A door from the kitchen also provides convenient access to the utility room.

#### Utility

A practical and well-appointed utility space featuring matching wall and base units with complementary work surfaces. A stainless steel one-and-a-half sink with drainer adds functionality, while there is ample space and plumbing for both a washing machine and tumble dryer. Spotlights to the ceiling provide a modern finish, and a double-glazed window with fitted shutters to the front elevation ensures natural light. A door leads conveniently through to the cloakroom.

#### Cloakroom

A conveniently located cloakroom fitted with a WC, offering practicality for guests and everyday family living.

#### First Floor

#### Landing

The landing provides access to all bedrooms and the bathroom, with doors leading off to each room.

#### Bedroom One

The principle bedroom is accessed through a useful dressing area with ample space for clothes storage, a radiator, and a Velux skylight window to the rear elevation. This leads directly into a light and airy bedroom with ceiling spotlights, complemented by a radiator and an additional Velux skylight window to the front. To the rear elevation, a glass Juliette balcony with fitted blinds offers delightful countryside views, while a door provides access to the en suite.

#### En Suite

The modern and contemporary en suite shower room is partly tiled and features a walk-in shower cubicle with a rainfall shower, a WC, and a wash hand basin set within a stylish vanity unit. Spotlights illuminate the ceiling, while a modern heated towel rail adds both comfort and practicality. A Velux skylight window to the front elevation enhances the space with natural light.

#### Bedroom Two

12' x 13' 6" ( 3.66m x 4.11m )

The bedroom is well appointed with a radiator and built-in storage cupboard, complemented by additional eaves storage space. Spotlight ceiling lights create a modern finish, and a Velux skylight window to the front elevation.

#### Bedroom Three

16' 4" x 8' 4" ( 4.98m x 2.54m )

Having radiator and useful eaves storage space, while spotlight ceiling lights add a modern touch. A Velux skylight window to the front elevation brings in natural light.

#### Bathroom

The bathroom is a partly tiled, modern space fitted with a white suite comprising a bath with shower over, a wash hand basin set within a vanity unit, and a WC. Contemporary spotlights illuminate the ceiling, while a heated towel rail adds both comfort and practicality. A double-glazed obscure window to the rear elevation allows natural light to enter while maintaining privacy.

#### Outside

##### Front

The front of the property features a neatly lawned foregarden and a tarmacadam driveway providing ample off-road parking, with gated access to the side for added convenience.

##### Garage

The property benefits from an integrated garage with up and over door to the front, along with a personnel door providing direct access to the rear garden.









**Ground Floor**



**First Floor**

Total floor area 182.9 m<sup>2</sup> (1,969 sq.ft.) approx

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EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold

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