



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

Directions (CV35 0PH) - What3words [///princely.puns.case](#)



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.





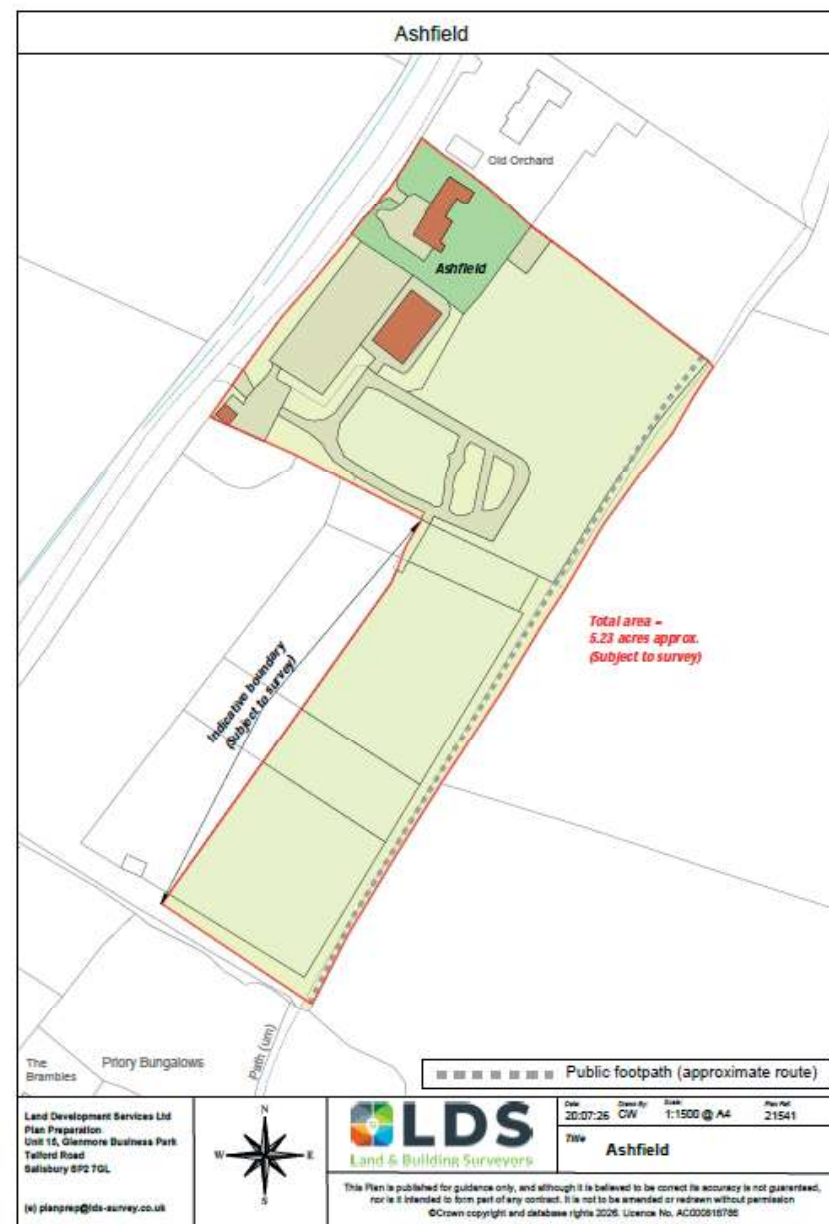


There are three large grazing paddocks with water, hedges with mature trees and post and rail fencing. A footpath follows the eastern boundary of the property, securely fenced from the remainder of the property, and screened from the house and garden.

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.

A planning application ref 26/01642/FUL has been submitted for a row of 9 detached houses and associated landscaping to the south of Ashfield.

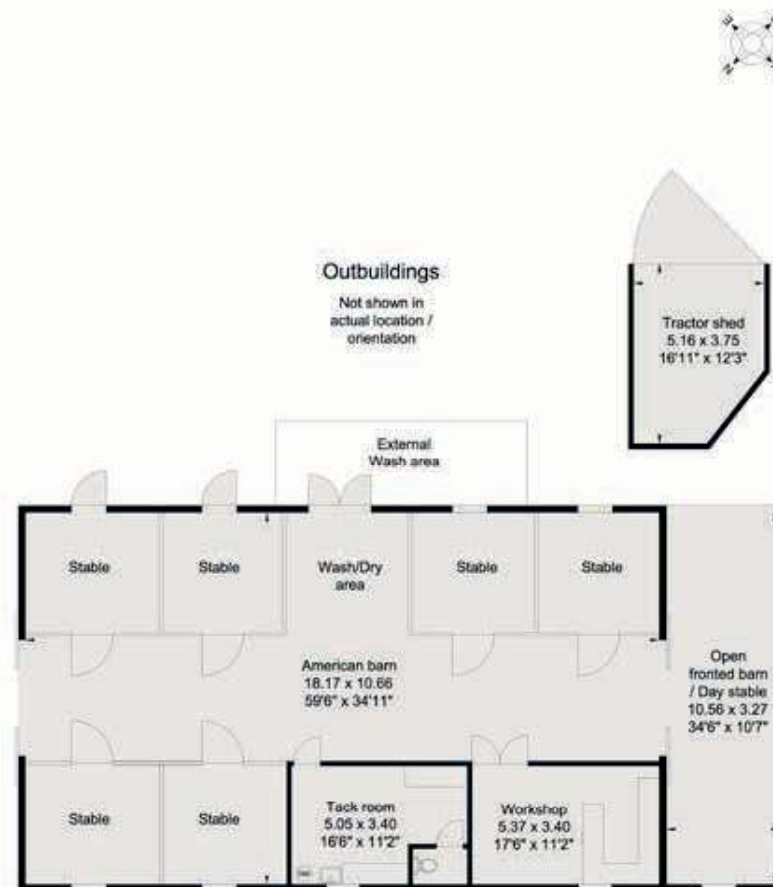






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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)

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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.

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We'd love to help you.

Yours faithfully

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

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