



Pillerton Priors, Warwickshire

£1,650 Per Month - Available 08/09/2016

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*Beyond your expectations*

*A brand new, four bedroom detached house in the village of Pillerton Priors.*

### Description

A fantastic brand new detached property in the village of Pillerton Priors. The property offers flexible accommodation with four bedrooms, two en-suite bathrooms and a family bathroom, and benefits from under floor heating via an Air Source heat pump. Accommodation comprises: entrance hallway, downstairs cloakroom, study/play room with an electric log effect fire, sitting room with log burner. Bi-folding doors lead you to the kitchen/dining area with granite work surfaces, Range and built in fridge/freezer and dishwasher, utility room and a useful walk-in pantry. Further bi-folding doors open out on to the garden which boasts a beautiful Indian Sandstone patio leading to a lawned area enclosed by fencing and flower bed borders. Upstairs accommodation comprises dual aspect

master bedroom with en-suite, bedroom two with en-suite shower room, and two further bedrooms enjoying views of open countryside.

### Situation

Pillerton Priors is located south of Stratford-upon-Avon close to the larger village of Ettington which has a number of amenities on offer including a village shop, post office, two pubs and a well regarded Primary School. Pillerton Priors is well placed for accessing Gaydon and the motorway network, with commuter trains available in the nearby towns of Warwick and Banbury offering great train links to London.

### Furnishing

Unfurnished



Lounge



Kitchen diner

### Hamptons Stratford-upon-Avon Lettings

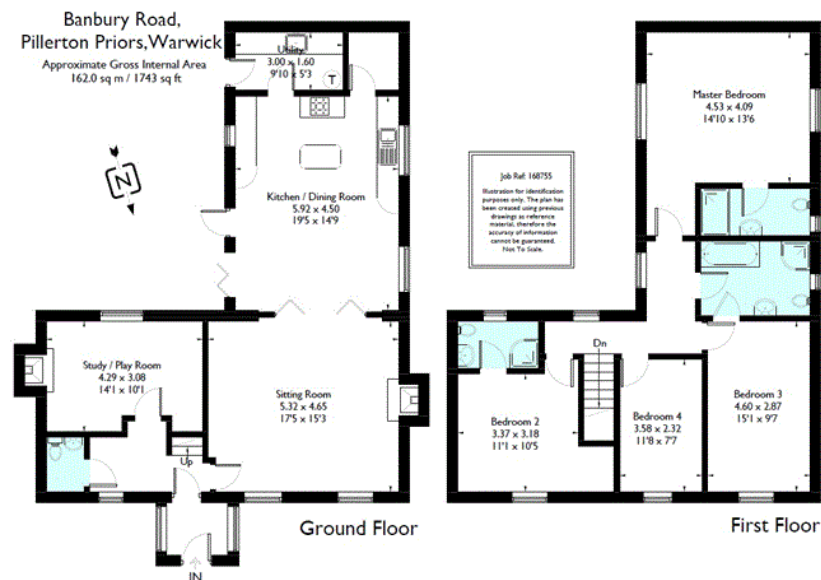
4-5 Union Street, Stratford-upon-Avon

Warwickshire CV37 6QT

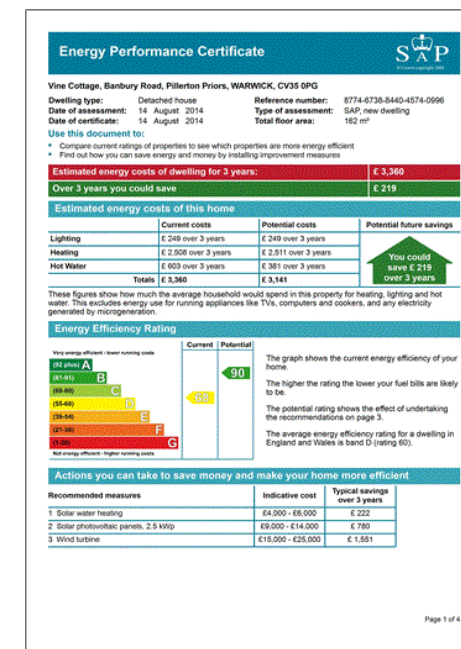
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## Floorplan



## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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