

LEONARD HOUSE

PILLERTON PRIORS, WARWICKSHIRE



A high quality 4 bedroom property, part of an exclusive private development of 3 properties in a unique location with panoramic views over the surrounding south Warwickshire Countryside to the Cotswolds.

Ground Floor: Open plan kitchen / family room
Dining room • Sitting room • Utility room • Cloakroom

First Floor: Guest bedroom with adjoining shower room
Two further bedrooms • Family bathroom

Second Floor: Principal bedroom suite

Outside: Integrated garage • Rear terrace and enclosed private garden

**Butler
Sherborn**



SECCOMBES

ESTATE AGENTS

Stow-on-the-Wold Office

Parklands House, Park Street, Stow-on-the-Wold,
Gloucestershire, GL54 1AQ

T 01451 830731 E stow@butlersherborn.co.uk

www.butlersherborn.co.uk

Shipston-on-Stour Office

10 Market Place, Shipston-on-Stour, Warwickshire, CV36 4AG

T 01608 663788 E shipston@seccombesea.co.uk

www.seccombesea.co.uk

The London Office

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888 E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Leonard House is the final property to be completed at Sandfields Farm, an exclusive development of 3 properties which sit in an elevated position just outside the village of Pillerton Priors. The development has been undertaken by established local developers Hicks Property. The other two properties have been sold prior to completion and been finished to an incredibly high standard. Leonard House sits on the ends of the development with the largest garden and has panoramic views over the surrounding south Warwickshire countryside to the Cotswolds.

The house has been designed to provide character and offer practical open plan living spaces on the ground floor with large bifold doors to make the most of the impressive views. The first floor has 3 bedrooms one with an adjoining shower room and a family bathroom. On the second floor is the principal bedroom with the most impressive views.

Outside the property will have landscaped gardens to the front with parking and access to the integrated garage. To the back of the house is a large private terrace and enclosed garden currently down to lawn.

SERVICES

Mains water and electricity private drainage. Fibre Broadband. Telephone (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).



GENERAL SPECIFICATION

General

- Olde Woodford Red Brick laid in flemish bond
- Natural Cotswold Stone cills
- Natural Slate Roof
- Double and Triple Glazed windows
- Aluminium bi-fold doors exposing panoramic views

Heating, Plumbing & Electrics

- Air source heat pumps for central heating and hot water.
- Underfloor heating downstairs with radiators on first and second floor where applicable
- Pre-wired PV cables for future use
- LED downlighting with feature lighting in kitchen areas
- High quality sanitary ware, electric heated towel rails with mains thermostatic showers
- Fire detection

Fixture & Fittings

- Bespoke fitted kitchens with NEFF appliances
- Porcelain tiles throughout bathrooms
- Hardwood flooring throughout ground floor
- Carpet on first and second floor
- Paint grade blocks to the garage with mains electric and storage access where applicable

Exterior

- Timber railed and close boarded garden fencing
- Patio opening outside bifold doors to the rear
- External lighting
- External sockets and Tap
- Car charging facility
- Cotswold Shingle driveway and access
- Soft landscaping to rear and front gardens
- 10 year Build-Zone Guarantee



FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are excluded. Some may be available by separate negotiation if required.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Stratford on Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HX
T 01789 267575 W stratford-dc.gov.uk

TAX BAND: TBC

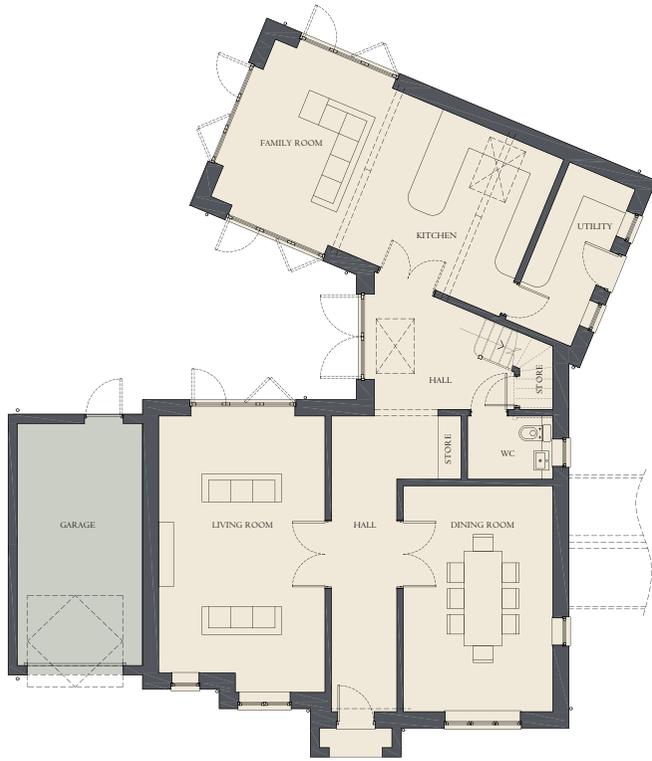
VIEWING

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or

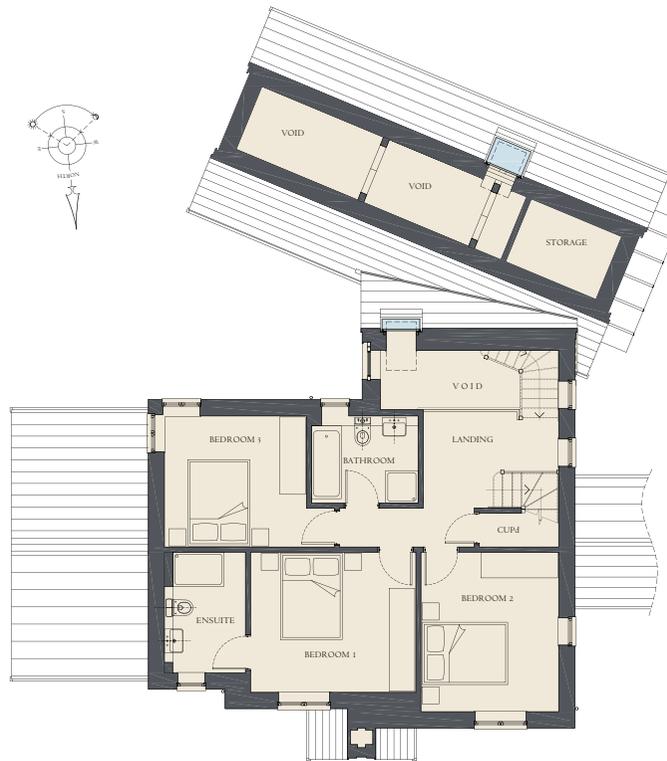
Seccombes Estate Agents, Shipston-on-Stour
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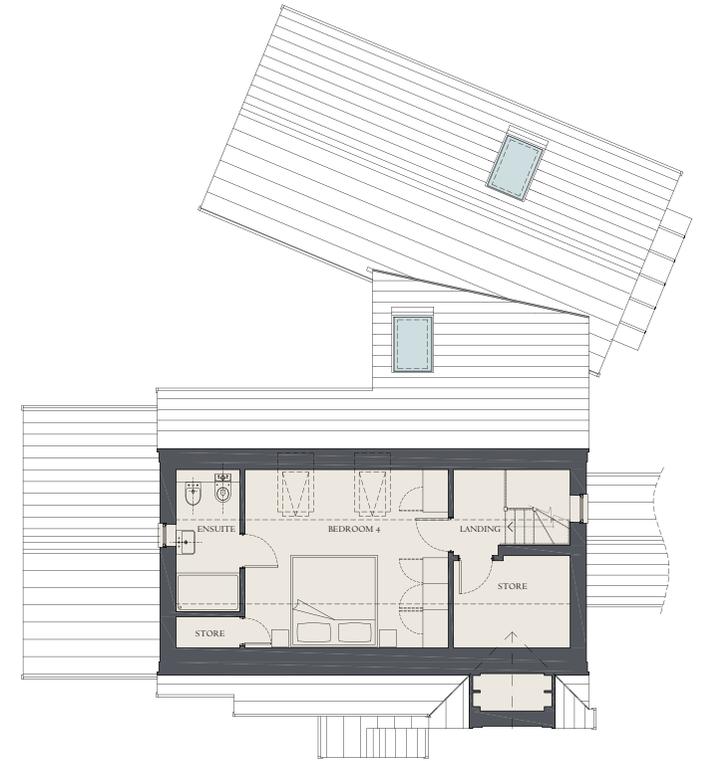
Approximate Gross Internal Area = 218.3 sq m / 2350 sq ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DIRECTIONS (CV35 0PZ)

From the Fosse Way, take the A422 (Banbury Road). On entering the village of Pillerton Priors take the first turning on the right, signposted Halford and Stow and then immediately take the left hand fork and Sandfields farm will be on the right hand side after approximately 300m.

What3words: ///winter.idealist.pastles



Towns

Stratford on Avon 7.5 miles
Banbury 12 miles
Moreton in Marsh 11.5miles
Shipston on Stour



Pubs

The Royal Oak, Whatcote 2.3 miles
The Chequers, Ettington 1.4 miles
The Peacock, Oxhill 2.9 miles



Schools

Tudor Hall School 13.5miles
Bloxham School 14 miles
Sibford School 10 miles
Warwick School 13.5 miles
The Croft 6.9 miles



Train Stations

Banbury 12 miles
Moreton in Marsh 11.5miles



Membership Clubs

Soho Farmhouse 20 miles
Daylesford Farm Shop 19.5 miles

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