



FOR STARTERS



ASKING PRICE
£725,000

MAIN COURSE

A charming yet spacious home situated on a small no through lane, on the edge of this attractive village, Windmill Hill Farm has lovely views over countryside to the East. To the west, a lovely terrace leads down to the gardens which are enclosed by a range of undeveloped outbuildings with huge potential to convert into a party barn, gym, home office etc. With a large driveway to the side, along with a freshly renovated double garage, there will never be a shortage of space for visitors parking.

From the first step inside this lovely Grade II Listed farmhouse, the history and careful attention to the restoration over the years is obvious. With an abundance of Inglenook fireplaces with bread ovens and salt cupboards, exposed timbers and the soft warmth of the local stone, this is a home that positively encourages cold winters and cosy days in front of the fire. Many rooms have stripped and polished elm, oak and pine floorboards as well as original flagstone floors.

The kitchen has a range of pine units and an integrated dishwasher, oven, hob and extractor. Adjoining the kitchen is a pretty breakfast room.

With three reception rooms, all with large fireplaces, the space is flexible and would absorb a full house of guests with ease and cater for all of the needs of a growing family.

The upstairs is light and spacious with a large landing leading to all five bedrooms and the refurbished bathroom, shower room and en-suite.

The annexe, currently has a beautifully appointed kitchen/living room with flagstone floors, a shower room and a mezzanine bedroom above. This could be perfect for; holiday lets, long term rental or family. With a separate entrance and being fully self-contained.

The west facing garden has a terrace running along the width of the house which leads down to an area of lawn interspersed with an abundance of established trees, shrubs, perennials and a kitchen garden with a prolific fig tree.

Viewing is advised to appreciate this charming home



LOCATION

Pillerton Priors

Situated less than 7 miles from Stratford-upon-Avon and 12 miles from the market town of Banbury, Pillerton Priors is surrounded by rolling Warwickshire countryside and is a small village, with an active community, centred around the village hall. There are first class schools in the area with a primary school in Ettington, high schools in Kineton, Stratford-upon-Avon and Alcester. For private education, there is the popular Croft preparatory school, and then Warwick and Bloxham, within reach for secondary education. Pillerton Hersey has St Mary's church and Pillerton Priors has a village hall which is the hub of village life. The majority of your daily needs can be catered for in either Ettington (2.5 miles), or Kineton (4 miles). Ettington is a thriving village with a wide range of facilities including a post office and general stores, two public houses, a church and a primary school with pre-school attached. Kineton offer the facilities of a small market town with farmers markets and array of shops and restaurants. Both Banbury, Leamington Spa and Stratford-upon-Avon, offer restaurants, theatre (RSC) & culture, cinemas, retail therapy and sport facilities, in addition to efficient railway link with London and Birmingham (Banbury- London from 50 minutes). Easy access to the M40 and the Fosse Way, this is an ideal location for anyone needing access to London in the south, or Birmingham, heading north.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band -



EPC
Band - D



TBC



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connected



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