



HOLLY BUSH LANE PRIORS MARSTON

GUIDE PRICE £299,999
FREEHOLD

****NO CHAIN****

Set at the heart of the highly desirable village of Priors Marston is this charming and quaint two-bedroom cottage. With a wealth of character features and versatile space throughout, this lovely home has much to offer its next owners and is offered chain free.

HOLLY BUSH LANE

- Two Bedrooms • Downstairs W/C • Quaint Cottage
- Great Potential • Courtyard and Front Garden
- Large Detached Garage • In Garage Parking
- Character Features Throughout
- Desirable Village Location



The front approach is surrounded by a picket fence and front garden that is laid mainly to lawn with a path that leads to the front door.

Upon entering the property, you are welcomed into an entrance porch that leads to all other rooms within the home.

At the heart of the home, you will find a generously sized lounge/diner that is adorned with character features, including wooden beams, a gas log burner, and a fitted window seat. This great space is flooded with natural light thanks to the dual aspect windows and is the perfect spot for relaxing of an evening.

Leading through toward the rear of the home is the spacious kitchen that is fitted with a range of wall and base units, undercounter space for white goods and ample space for a breakfast table. The kitchen also conveniently gives access to the rear courtyard garden.

The ground floor accommodation is also home to a w/c and the second bedroom that is a large single room complete with a built-in wardrobe. This room would also lend itself to the perfect home office or nursery.

Upstairs briefly comprises of the main bedroom and a bathroom.

The bedroom is a generously sized double room located at the front of the home, that is complete with wooden beams in keeping with the rest of the property.

The bathroom is conveniently located next to the bedroom and is complete with a white tiled suite and is inclusive of a shower over the bath.

Outside this pretty cottage offers a low maintenance courtyard

garden that is perfect for al fresco dining. This little sun trap is finished with an established floral border, rear access, and side access into the detached garage.

The garage offers a great space for parking a large vehicle or alternatively an abundance of storage.

This lovely home also benefits from a boarded and insulated loft, gas central heating and secondary glazing.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep this lovely cottage offers rural community living at its finest.

Local Authority: Stratford on Avon District Council

Tenure: Freehold

Council Tax band: D

EPC: D

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

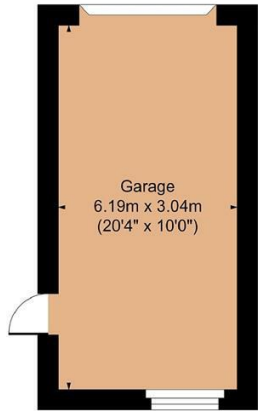
Viewing - Strictly by appointment only with the appointed agents Inside Homes.



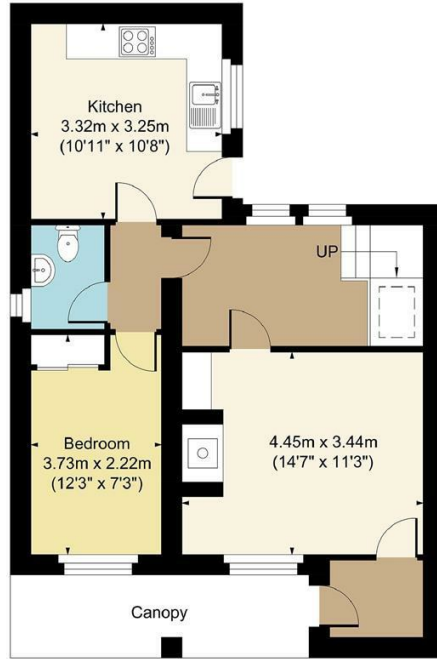
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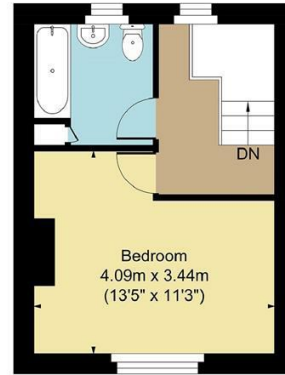
Main House Approx. Gross Internal Area:- 73.61 sq.m. 792 sq.ft.
 Garage Approx. Gross Area:- 18.82 sq.m. 203 sq.ft.
 Total Approx. Gross Area:- 92.43 sq.m. 995 sq.ft



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
 www.dmpphotography.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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