



## ALMOND COTTAGE

PRIORS MARSTON

£395,000  
FREEHOLD

Tucked away at the heart of the desirable village of Priors Marston, is this cosy and charming two-bedroom cottage. This quaint and picturesque home is adorned with character features and offers rural living at its finest.

# ALMOND COTTAGE

- Desirable village location
- Off road parking
- High quality finish
- Private garden
- Walk in Double shower
- Bi-fold doors
- Character features



Tucked away at the heart of the desirable village of Priors Marston, is this cosy and charming two-bedroom cottage. This quaint and picturesque home is adorned with character features and offers rural living at its finest.

You are welcomed into the property via the hallway that leads to all other downstairs accommodation. This lovely space boasts bespoke built-in storage and features an oak and glass staircase.

The lounge is located at the front of the home and has been decorated to a high standard in keeping with the rest of the home and benefits from exposed original beams, giving this room a truly cosy feel. This great room offers wonderful views onto the private walled garden, through newly fitted bifold doors, allowing the outside in during the warm summer months.

Located at the rear of the property is the kitchen that has a range of wall and base units and inclusive of ample undercounter space for white goods. This wonderful room also benefits from ample space for a small breakfast table. With shaker style cupboards and a characterful stone floor, this room certainly gives a real country feel.

The dining room is a spacious and luxurious space which could also lend itself to a third downstairs bedroom.

Upstairs comprises of two bedrooms and a family bathroom.

The main bedroom is a good size double room and benefits from built in wardrobes and storage cupboard. Bedroom two is again a good sized double and features original character beams.

The family bathroom is a fully fitted, luxury suite with roll top bath and separate double shower alongside underfloor heating.

Leading outside you will find a private garden, laid mainly to lawn with patio space. The garden is private, peaceful, and secure, a real haven in summer months. The garden also benefits from access to the garage.

This lovely property further benefits from downstairs w/c and off-road parking for two vehicles. With fantastic road links nearby and canal walks on your door step, this cottage has much to offer its next owners.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: E

EPC: F



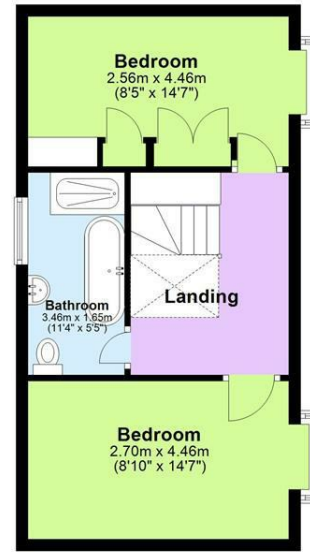
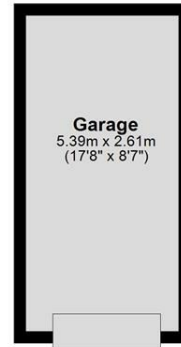
## ALMOND COTTAGE



### Ground Floor



### First Floor



Total area: approx. 103.7 sq. metres (1116.1 sq. feet)

Measurements are approximate, not to scale. Illustration is for identification purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>33</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk