



Connells

Turvins Meadow
Priors Marston Southam



Property Description

The village of Priors Marston is a thriving but somewhat quiet village setting which has easy access to commuting routes which link the property to Southam and Daventry which provides an abundance of daily facilities such as shops, supermarkets and OFSTED outstanding schools whilst the larger centres of Leamington Spa, Warwick and Stratford-upon-Avon are also within easy reach along with the M40 and M1 motorway corridors which link the property to London and Birmingham centres of commerce.

In greater detail the accommodation provides the following:

Approach

The property sits comfortably at the forefront of this select and small development of executive homes set back behind a well-tended lawned fore garden with inset small tree and having two car block paved driveway which extends to the front of the property and furthermore offers additional tandem parking to one side. Slate chipping border with perimeter mature hedgerow and inset tree and gated side entry which, in turn, leads to the rear garden with double garage via electric doors.

The attractive facade of this property has recessed open porch entry with external light point and wood front door with brass furniture to:

Reception Hallway

Welcoming hallway with a dog leg staircase with turned spindle balustrade, leaded light double-glazed window to half landing, understairs cupboard, dado rail, telephone point, radiator, coved cornicing and spot lighting to ceiling. Monduleo feature flooring which extends through to cloakroom, kitchen and adjacent rooms.

Guest Cloakroom

Half height ceramic tiling with decorative mosaic style border, white suite comprising low flush w.c., pedestal wash hand basin and extractor to ceiling.

Lounge

23' 4" x 12' 11" (7.11m x 3.94m)

Dual aspect views firstly to the front via leaded light double glazed windows with window seat, double glazed casement windows flanking a marble fire surround with raised hearth and inset living flame coal effect fire, leaded light double glazed French doors to rear garden, two radiators, TV point, four wall light points, coved cornicing and ceiling rose.

Family Room

10' 8" x 10' 8" (3.25m x 3.25m)

Leaded light double glazed windows and leaded light double French doors to rear, radiator, coved cornicing and recessed ceiling spot lights.

Kitchen

19' x 10' 8" (5.79m x 3.25m)

This kitchen boasting a range of slow close cream fronted Shaker style floor and wall mounted units finished with cornice and pelmet trim, under unit spot lighting, wooden work surfacing, Belfast style ceramic sink with mixer tap, ceramic tiled splash backs, polished stainless steel cooker hood, integrated fridge and freezer, dishwasher and Rangemaster cooker, leaded light window and leaded light double glazed French doors to rear, recessed ceiling spot lights.

Dining Room

10' x 9' 2" (3.05m x 2.79m)

Leaded light double glazed window to front, radiator, TV aerial point, coved cornicing to ceiling.

Utility

11' 10" x 4' 8" (3.61m x 1.42m)

Matching double base unit and part run of wall mounted units, wooden work surfacing, single bowl stainless steel sink with drainer and mixer tap, ceramic tiled splash back, space and plumbing for domestic appliance, leaded light double glazed window to front, radiator, wall mounted Hive central heating control, partially leaded light door to rear and door to garage.

Study

8' 10" x 8' 8" (2.69m x 2.64m)

Leaded light double glazed bay window to front, radiator, dado rail, telephone point and coved cornice to ceiling.

First Floor Landing

Coved cornice to ceiling, loft hatch, radiator, airing cupboard housing hot water tank. Doors off to:

Master Bedroom

17' x 11' 11" (5.18m x 3.63m)

Fitted double wardrobes, radiator, two leaded light double glazed windows to rear, TV and telephone points. Door to:

En-Suite

White suite comprising low flush w.c. With concealed cistern, vanity wash hand basin with mixer tap and storage cabinets and drawers beneath, corner shower cubicle with shower unit with wall mounted remote control programmer, ceramic tiling to ceiling height, frosted leaded light double glazed window to front, chrome ladder style heated towel rail and vinyl flooring.

Bedroom Two

13' 1" x 11' 11" (3.99m x 3.63m)

Fitted wardrobes with hanging and shelving space, radiator, leaded light double glazed window to rear and high level TV aerial point.

En-Suite

White suite comprising low flush w.c. With concealed cistern, vanity wash hand basin with mixer tap and storage cupboard and drawers beneath, shower cubicle with Triton shower, floor to ceiling tiling, chrome ladder style heated towel rail, two frosted leaded light double glazed windows to rear.

Bedroom Three

13' 8" x 9' (4.17m x 2.74m)

Leaded light double glazed window to front, radiator, fitted wardrobes with hanging and shelving space.

Bedroom Four

10' 10" x 9' (3.30m x 2.74m)

Leaded light double glazed window to front, radiator and run of fitted wardrobes.

Family Bathroom

White suite comprising panelled bath with handrails and matching period style mixer tap with shower attachment, low flush w.c., pedestal wash hand basin, ceramic tiling, chrome finished ladder style heated towel rail and frosted leaded light double glazed window to rear.

Rear Garden

Paved patio area with external water point, easily maintained lawned garden with recently replaced wooden panel fencing to rear with mature hedgerow to roadside boundary. Gated access returning to the front.

Double Garage

17' x 16' 9" (5.18m x 5.11m)

Electric double garage door with half leaded light pedestrian door to rear, electric light and power with stairs leading to recently constructed:

Office/Games Room

16' 9" x 9' 6" (5.11m x 2.90m)

With ceiling spot lights, electric points and TV point. Radiator and two Velux style windows to the side of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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