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**Holly Bush Lane, Priors Marston**  
**Guide Price £350,000**

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ESTATE AGENTS



# Holly Bush Lane, Priors Marston, Southam

**\*\*Complete Estate Agents are pleased to offer for sale this four bedroom semi detached home situated in this most sought after village. The property extends to over 1700 sq ft of accommodation with a range of small out buildings. The property has gas central heating, spacious kitchen / Dining Room, 17ft entrance hall with a cosy lounge. There is off road parking for two vehicles and a west facing sunny garden. Range of outbuildings which could be converted to office / studio space. Call 01788 550800**

**Entrance Hall 15'7" x 17'0" (4.77 x 5.19)**

**Family Room 19'5" x 12'5" (5.93 x 3.81)**

Exposed brick chimney breast. Beam to ceiling. Wall light points. Radiator. Windows to front and rear.

**Kitchen 17'3" x 8'9" (5.26 x 2.69)**

Range of fitted units with a butlers sink with mixer tap above. Recess for a range style cooker. Centre island with natural wood work tops and wind rack. Downlighters. Eye level units. Radiator. Flagstone floor. Window to rear.

**Dining Area 17'3" x 10'9" (5.27 x 3.30 )**

Flagstone floor. Radiator. French doors to rear.

**Utility Room 13'6" x 7'8" (4.14 x 2.34 )**

Flagstone floor. Built in cupboards.

**Cloakroom**

Low flush wc.

**First Floor Landing 6.47 x 2.05**

Built in linen cupboards.





### **Bedroom One 14'4" x 14'8" (4.37 x 4.49)**

Built in wardrobes. Radiator. Window to rear

### **Bedroom Two 11'4" x 14'2" (3.46 x 4.32)**

Radiator. Window to side.

### **Bedroom Three 9'0" x 7'9" (2.76 x 2.37)**

Radiator. Window to rear.

### **Bedroom Four / Study 7'3" x 10'1" (2.23 x 3.08 )**

Radiator. Window to side.

### **Family Bathroom 11'1" x 9'1" (3.40 x 2.77)**

Low flush WC. Wash hand basin. Glazed shower enclosure. with fitted shower. Panelled bath. Pedestal wash hand basin.

### **Outbuildings**

Range of brick outbuildings. One previously used as an office by the current vendor.

### **Garden**

Paved patio with stocked borders. Laid to lawn.

### **Priors Marston History**

Priors Marston is a village and civil parish in the Stratford-on-Avon District of Warwickshire, England, 6 miles (9.7 km) southwest of Daventry. The Oxford Canal and Jurassic Way both run nearby. According to the United Kingdom Census 2001 the population of the parish is 506, increasing to 579 at the 2011 Census, most of whom live in the village. In the village's toponym, "Priors" records the fact the village belonged to St Mary's Priory, Coventry. "Marston" combines the Old English words Merse referring to a lake which formed a fishery in the early history of the village and tun meaning a settlement. The village has a primary school called The Priors School. The school was originally a state school, opened in 1847. However, in August 1996 the school was forced to close. After a month of intensive fundraising and planning the school re-opened, offering free education to village residents, and also accepting fee paying pupils from further afield. The school raised over £1.2m during 15 years of self-regulation until 1 September 2011, when it became one of the first of 22 new free schools to open in the UK. This returned the school to state funding but independently managed. The Church of England parish church is dedicated to Saint Leonard and is part of The Bridges Group of local churches. The earliest known church on this site was built in the 13th century. The tower dates from the 17th and 18th centuries, but the building was largely rebuilt in 1863 as it stands today. The church has recently undergone a significant renovation and improvement programme - including the addition of a kitchen and toilet, removing Victorian block work and modern organ pipe facade to reinstate and glaze an older arch to the tower, and removal of pews at the rear (west end) of the church. The village hall, called Priors Hall is modern and is a joint venture with Priors Hardwick. It caters for up to 250 people, and the offices of several local businesses are based there. It also acts as an occasional cinema. The village also has a part-time post office, a sports and social club and a children's playground.[citation needed] There is also a country pub called The Hollybush Inn.



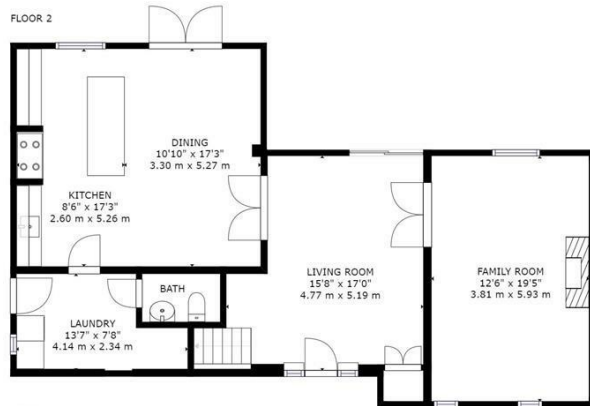
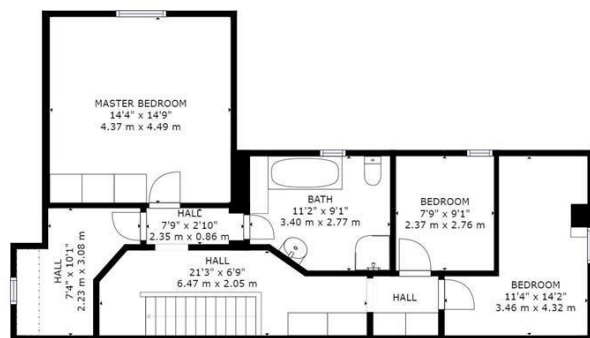
### **Daventry District Council**

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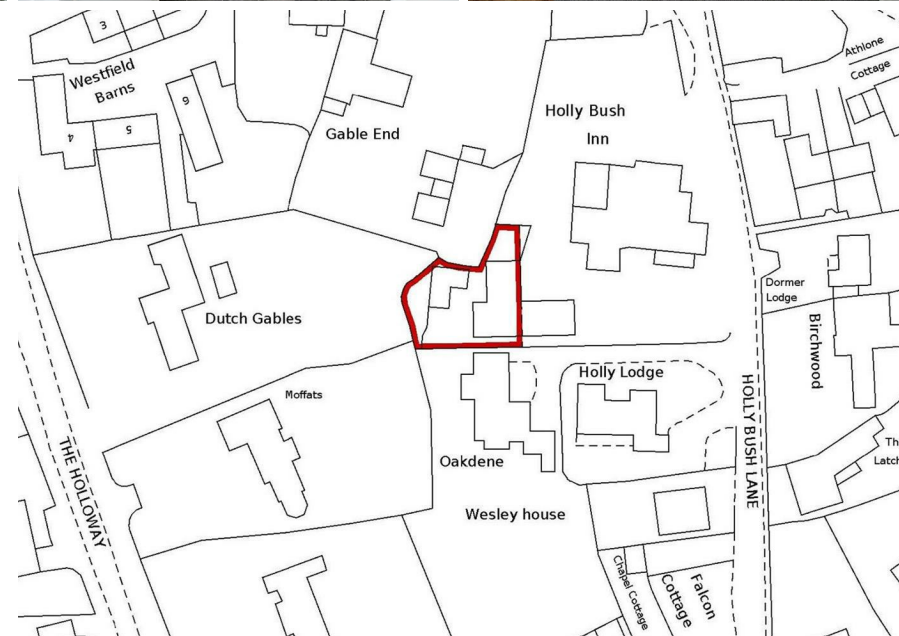
### **Agents Note**

Access to Corner Cottage is via the car park of The Holly Bush Inn. The property attached to Corner Cottage has planning permission granted to convert to a two bedroom cottage.





GROSS INTERNAL AREA  
 FLOOR 1: 979 sq. ft, 91 m<sup>2</sup>; FLOOR 2: 773 sq. ft, 72 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 12 sq. ft, 1 m<sup>2</sup>  
 TOTAL: 1752 sq. ft, 163 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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