



Willow House, Manor Farm Court, Priors Marston, Warks, CV47 7AB

DEBBIE COX
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Willow House, Manor Farm Court
Priors Marston, Warwickshire
CV47 7AB

Guide Price: £975,000

Situated on a small exclusive development of individually designed luxury country homes, 'Willow House' offers premier modern living accommodation with five double bedrooms and a linked oak framed double garage. This imposing home backs on to open countryside and sits within generous lawned gardens. Perfect for family living.

FEATURES

- Property Reference DC1031
- Individually Designed Luxury Home
- Village Location Near Open Countryside
- Underfloor Heating to Ground Floor
- Stunning Kitchen Dining Room
- Double Integral Garaging
- Viewing Highly Recommended

VIEWINGS

Strictly by appointment only. Please contact Debbie Cox on 0777 301 7523.



Property Highlights

Entering 'Willow House' via the oak porch, you are welcomed into the spacious reception hall, featuring a bespoke oak staircase. Leading through to the light filled kitchen / dining / living area where bi-fold doors access the private terrace and gardens. The ground floor also provides a generously proportioned lounge with bi-fold doors to the gardens, a study, WC and separate utility. All rooms to the ground floor benefit from underfloor heating. The impressive oak staircase leads to the first floor with five exceptionally large bedrooms, to include the master suite, comprising bedroom, en-suite and walk-in wardrobe and a superb family bathroom. Externally, the lawned gardens and family spaces are secured with close panelled fencing and pet proof post and rail fencing.

Reception Hallway

A welcoming spacious reception hallway with half height panelling to walls and oak doors to all ground floor accommodation. There is wood effect tiling to the floor which continues through to the WC, cloaks

cupboard and kitchen. A bespoke dog-leg oak finished staircase rises to the first floor accommodation with neutral luxelle carpet and underlay fitted to the stairs. The cloaks cupboard provides useful storage.

Downstairs WC

Comprising a low level WC with concealed cistern, pedestal wash hand basin, tiling to splashback areas and a continuation of the wood look tiled flooring. Decorated with neutral half height panelling to the walls.

Lounge

With a double glazed multi-pane window to the front elevation and aluminium bifold doors to the rear leading into the garden, the lounge extends the depth of the property and enjoys plenty of natural light. It features a gas fired stove set into the fireplace with flagstone styled hearth, and is fitted with neutral luxelle carpet and underlay, with full height neutral panelling to the walls.

Snug/Study

A multi-functional room situated to the front of the property with a multi pane

double glazed window overlooking the front aspect. This room would make an ideal snug, study or playroom, depending on your family's requirements.

Open Plan Kitchen / Dining / Living

Kitchen Area

With a continuation of the wood effect tiled flooring, the kitchen area enjoys views over garden with multi-paned double glazed window to the rear elevation and two Velux double glazed roof line windows allowing ample light to flood the kitchen. The kitchen is fitted with a range of hand painted Inframe kitchen units with task lighting under wall mounted units and a solid Silkstone Quartz worktops and upstands, incorporating underslung one and half bowl sink drainer unit. The kitchen area features a central island with pendant light, wine cooler and a large larder unit. Fitted appliances include fully integrated dishwasher/recycling bins, Smeg induction hob, Smeg double oven with integrated single microwave/oven above, two concealed 70/30 fridge freezers set into a large double unit.







Dining Area

The dining area enjoys bi-fold aluminium doors opening onto the patio and garden beyond.

Utility

The utility room offers a range of matching units incorporating a full height storage cupboard and a further cupboard housing the Worcester central heating boiler. The marbled look work surface incorporates a one and half bowl sink drainer unit with space and plumbing for a washing machine and tumble drier under. A personal door leads to the side of the property giving access to the front and rear gardens.

FIRST FLOOR

Galleried Landing

The oak finished dog leg staircase rises to the galleried first floor landing, giving access to all rooms. There is a multi-pane double glazed window to the front elevation and an airing cupboard housing the Worcester hot water cylinder.



Bedroom One

Situated above the garage, the master bedroom enjoys views over the rear garden and further benefits a walk-in dressing room.

Dressing Room

A bespoke designed walk-in dressing room with hanging space, shelving and storage.

En-Suite

Attractively fitted with a large double walk-in shower with rainwater style shower head with thermostatic control, underfloor heating, radiator towel rail, low level WC and a double wash hand basin set in a wall hung vanity unit.

Bedroom Two

With multi paned double glazed window to front elevation, radiator and hatch to roof space.

Bedroom Three, Four & Five

Each with multi paned double glazed window and radiator.

Family Bathroom

Fitted with an attractive white modern suite by Royo Onix comprising a double ended bath with central filler, contemporary wall hung wide wash hand basin set into vanity unit with mono-mixer, shower cubicle, low level WC, downlighter points to ceiling, chrome radiator towel rail, splashback tiling, tiled floor with thermostatic controlled underfloor heating, obscure double glazed window to rear elevation.



OUTDOOR SPACES

Front

The front of the property features external lighting to include porch light, front of house lighting, sensor lighting to pathways and sensor spot light to garage. The Ducklington gravelled in and out driveway has post and rail fencing, allowing access to the front of the property and the garage. There is a gated side access leading to the utility room and rear garden.

Double Garage

With twin oak double doors to front, power, light and water connected and a personal door leading into the rear garden.

Rear

A broad patio area with soft sand slabs extends across the rear of the property, with the remainder of the garden principally laid to lawn with close panelled fencing to borders and a gated side access. External lighting includes a utility door light and external lighting in all entertainment areas.

Location

Priors Marston is a thriving village offering a real sense of community. Surrounded by farmland, it really is a truly peaceful English country village with many amenities to include the ever popular Priors Primary School and Nursery, with neighbouring St. Leonards C of E parish Church dating back to the 13th Century. There is also Priors Village Hall, which is home to the village post office, hairdresser, weekly toddler playgroup and various other social events hosted throughout the year. The Priors Sports and Social Club is located in beautiful surroundings and five acres of club grounds provide courts and pitches for tennis, football and cricket. Last but not least is the Holly Bush Inn – a warm and welcoming traditional English Pub incorporating the New Water Margin Chinese takeaway.

For your day to day shopping needs, neighbouring villages of Napton and Byfield boast community stores and the smaller market towns of Southam and Daventry are within driving distance.

With regard to secondary education, Priors Marston sits within the catchment area of Southam College, graded as 'Outstanding' in Sep 2021. The independent Princethorpe College and Warwick Boys School along with other preparatory and independent schools are within easy access via local road networks.

Historic Warwickshire towns are also within commutable distance and include Leamington Spa, a bustling town with a railway station providing links to London (approx 90 mins) and Birmingham (approx 35 minutes), huge variety of eateries and bars, award-winning parks and stunning architecture. Historic Warwick has plenty of sightseeing, such as Warwick Castle and Warwick Races, and is home to the famous Warwick Boys School. Venture a little further to Stratford Upon Avon approximately 27 miles away, to visit the birthplace of Shakespeare and the renowned RSC Theatre. The ever popular Cotswolds is situated approximately one hour away where you can explore the quintessentially English villages, lively market towns and visit some of the country's greatest palaces and castles.

Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/8128-6922-7750-8956-8926>, or contact the agent for a copy in PDF format.



OVERALL

Floor Area	236.90 sq m	2,550 sq ft
Garage	39.10 sq m	421 sq ft
Total Floor Area	276.00 sq m	2,971 sq ft

GROUND FLOOR

Lounge	8.08 x 3.94	26'6" x 13'0"
Kitchen/Dining/Living	8.20 x 5.33	26'9" x 17'6"
Study	3.94 x 2.64	13'0" x 8'6"
Utility	3.94 x 1.68	13'0" x 5'6"



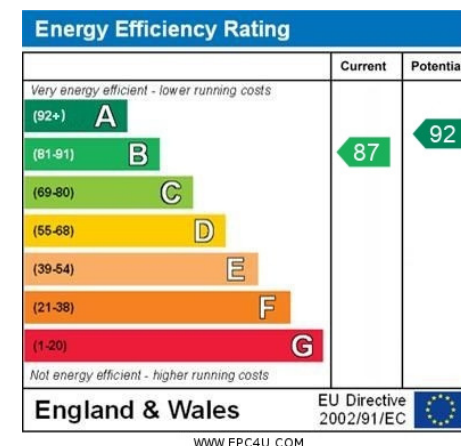
FIRST FLOOR

Master bed	5.50 x 3.55	18'0" x 11'6"
En-suite	3.72 x 1.94	12'3" x 6'3"
Dressing room	2.54 x 1.67	8'3" x 5'6"
Bedroom 2	4.48 x 3.22	14'9" x 10'6"
Bedroom 3	3.94 x 3.29	13'0" x 10'9"
Bedroom 4	3.94 x 3.79	13'0" x 12'6"
Bedroom 5	4.48 x 3.53	14'9" x 11'6"
Bathroom	3.53 x 3.61	11'6" x 11'9"

Agent Note

The property is located off a shared private drive which has a yearly maintenance charge of approximately £250 (at the time of writing).

Local Authority
Stratford Upon Avon District Council



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