



# Chapel End

Priors Marston, CV47

Guide Price £900,000

Introducing Chapel End, a wonderful five-bedroom detached character home nestled in the picturesque village of Priors Marston. This substantial property is positioned on a beautiful plot measuring around half an acre, with an additional annexe perfect for development.



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





## Chapel End

Priors Marston, CV47

- Handsome detached home
- Approximately half an acre gardens
- Circa 3046 square feet
- 5 bedrooms | 4 reception rooms
- Tenure Freehold
- Separate annexe
- Sweeping in and out driveway
- Open views to the rear
- Council tax E & EPC D
- Photos and brochure dated May 2024



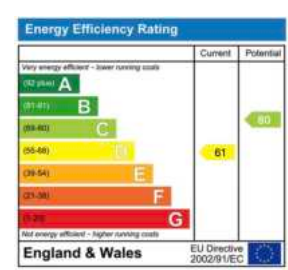


The original part of the building dates back to the 1600's, with various additions over the centuries; part of the house was originally a Chapel (hence the name) and another part of the house a shop. The ground floor provides three well-proportioned reception rooms, all with their unique character and charm; the largest reception room is a particularly impressive entertaining space, perfect to host gatherings and welcome guests. The country-style kitchen is the heart of the home, with ample space for a large table, perhaps for more informal evenings of cooking, eating and enjoying family-time. The ground floor also enjoys a utility room, pantry and WC. Stepping up to the first floor you will find 5 bedrooms; the principle room, a wonderful space with it's own en-suite. There is a further family bathroom and study area serving this floor.

Set in approximately half an acre of beautiful gardens, Chapel End boasts a large sweeping in-and-out driveway, providing ample parking and a grand entrance to the property. The extensive grounds are a true highlight, offering a large private space for relaxation and outdoor enjoyment. Open views behind add to the sense of serenity and a separate annexe could be converted into an additional space, depending on the needs of the next custodian of this beautiful home.

Priors Marston is a picturesque village in the heart of the rolling countryside of South Warwickshire, close to neighbouring Oxfordshire and Northamptonshire. This charming rural community is characterised by its wonderful countryside, beautiful architecture, and close-knit community. The village enjoys a public house, sports club, church and a village hall. There are excellent nearby schooling options nearby including the direct funded Priors School. Mainline train stations can be accessed at Banbury (Marylebone) and Rugby (Euston), both journeys under an hour, and the motorway network can be accessed by the nearby M40 and M1.

Tenure: Freehold  
 Local Authority: Stratford-on-Avon  
 Council Tax Band: E  
 Utilities: Mains gas, electric, water and drainage.







Chapel End  
 Approximate Gross Internal Area  
 Main House = 249 Sq M/2680 Sq Ft  
 Outbuilding = 34 Sq M/366 Sq Ft  
 Total = 283 Sq M/3046 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.