



HOMES BY VICTORIA
ESTATE AGENCY

Priory Court, Studley, Warwickshire, B80 7BB

Offers Over £425,000

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Priory Court, Studley – Character, Charm & Riverfront Serenity -

Tucked away within the heart of the sought-after village of Studley, Priory Court is a truly unique character home that perfectly blends period charm with modern comfort. Set within an enchanting courtyard and approached via a picturesque, tree-lined shared driveway, this exceptional property offers a tranquil lifestyle surrounded by nature with river frontage, countryside walks on your doorstep, and a beautifully landscaped garden that's nothing short of breathtaking.

Step through the double gates to discover secure off-road parking and a welcoming entrance porch with tiled flooring – the perfect prelude to what awaits inside. Once through the front door, a bright and spacious hallway greets you with stairs rising to the first floor and doors leading to all main ground floor rooms.

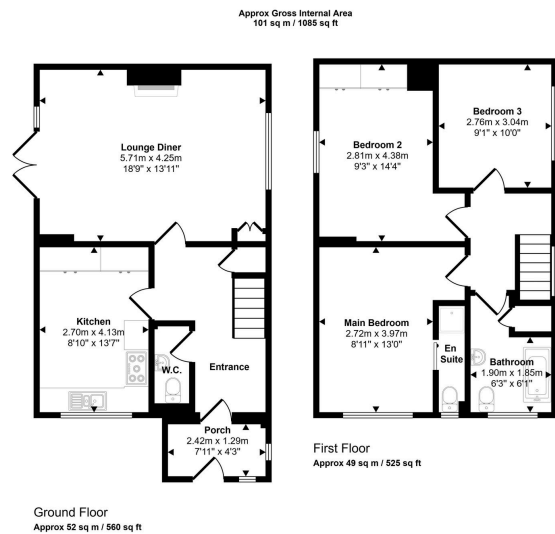
The country-style kitchen diner is both warm and practical, featuring a range of fitted units, ample work surfaces, and integrated appliances – including fridge freezer, dishwasher and washing machine – alongside a Victorian-style radiator and plenty of space for breakfast dining.

To the rear, the lounge diner is a wonderfully inviting space with an open brick fireplace as its centrepiece and patio doors framing panoramic views of the magnificent garden beyond. Whether you're relaxing beside the fire or entertaining with the doors open to the patio, this is a room that celebrates both comfort and connection with the outdoors.

Upstairs, the landing showcases charming exposed beams and leads to three double bedrooms and a family bathroom. The master suite is a serene retreat, complete with exposed timbers, half-panelled walls, and a beautiful sliding door to the private en suite. Bedroom two is equally impressive with a distinctive circular window overlooking the garden, while bedroom three provides a generous and versatile space.

The family bathroom offers a classic design with a panelled bath, mixer tap and shower head over, pedestal basin, low-level WC, and heated towel rail.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Charming character home set within an exclusive courtyard in the heart of
- Beautifully presented interior blending period features with modern comfort, exposed
- heating, open brick fireplace, and fire and dining doors opening onto stunning
- garden overlooking riverside garden with mature trees, fruit trees, patio terrace, and direct access to the River Arrow
- Approached via a picturesque tree-lined driveway, offering privacy
- Spacious kitchen with integrated appliances, ample work surfaces, and Victorian-style double bedrooms, including a serene master suite with sliding door to en
- Secure gated parking for two cars, EV charging point, and ownership of footpath and part of the river boundary



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