

## THE CORNER HOUSE, PRIORS MARSTON, CV47 7RH



### A SUPERB 3 BEDROOM CONVERTED BARN SET IN A PRESTIGIOUS PRIVATE DEVELOPMENT.

- NO CHAIN
- CONVERTED BARN HOUSE
  - CORNER PLOT
  - ENTRANCE HALLWAY
    - CLOAKROOM
    - LOUNGE
    - DINING ROOM
    - KITCHEN/DINER
- THREE DOUBLE BEDROOMS WITH ONE EN-SUITE AND FAMILY BATHROOM
  - GARAGE, ALLOCATED PARKING SPACE AND PRIVATE GARDEN

3 BEDROOMS

PRICE GUIDE £400,000

Hawkesford are delighted to bring to the market this charming, unique and spacious corner house. This is a special development within a beautiful village. Priors Court is a private development of converted barns.

The Corner House occupies a lovely spot within the area, having a front garden and parking space. The property itself is extremely spacious and offers well thought out accommodation throughout.

The ground floor has a sitting room, dining room, cloakroom, large entrance, integral garage access, kitchen/diner. The first floor has a main bedroom with En-Suite, two further double bedrooms and a family bathroom.

The garden to the rear is low maintenance and benefits from not being overlooked from behind.

If you are looking for a character property, full of charm, in a beautiful village location with special countryside walks and views, look no further.

The property will be coming to the market with NO CHAIN!

### **Location**

Nestled in the heart of South Warwickshire, Priors Marston is a pretty village with Parish Church, primary school, post office, public house, village hall and sports club. Also gives good access to local London commuter train stations including Rugby, Banbury and Leamington Spa.

### **Approach**

Via shared driveway leading up to courtyard development. This property occupies a corner plot and is to the left hand side at the back row. There is front garden, garage and parking.

### **Entrance Hallway 17'10" x 13'3" (5.45 x 4.05)**

Spacious L Shaped Entrance, with access to the WC, integral garage access and into the kitchen and dining room areas.

### **Dining Area 17'8" x 10'8" (5.41 x 3.27)**

Adjacent to the kitchen area and immediately Infront of the front entrance. With spotlights to the ceiling, radiator, access to the first floor stairs and space for a large dining room table and chairs.

### **Sitting Room 19'5" x 12'4" (5.92 x 3.78)**

With double glazed windows overlooking the front courtyard and double glazed French doors leading to the rear garden. With light points, two radiators and an open fire.

### **Kitchen/Diner 17'10" x 8'9" (5.45 x 2.68)**

With double glazed windows to the rear aspect and door leading to the private rear garden. With spotlights to ceiling and a radiator. The kitchen area has space for all white goods, dishwasher, cooker, sink and kitchen worktop with multiple storage cupboards. There is a dining space with space for a table and chairs.

### **Cloakroom 5'4" x 3'6" (1.65 x 1.07)**

Having a double glazed window to the side aspect, radiator, light point, WC and sink.

### **First Floor 12'5" x 8'6" (3.80 x 2.60)**

Benefiting from a large double glazed window to the rear aspect, the landing area is a vast space which can be used as an office, with access to the three double bedrooms and family bathroom. With a radiator and spotlights to ceiling.

### **En-Suite Bedroom 12'11" x 9'2" (3.96 x 2.80)**

With a double glazed window to the front aspect, light point, radiator and access through to En-Suite.

**En-Suite 8'9" x 8'4" (2.69 x 2.55)**

With a double glazed window to the rear aspect, bath with shower attachment, WC, sink, storage cupboards, heated towel rail and spotlights to ceiling.

**Bedroom Two 13'5" x 9'2" (4.10 x 2.81)**

With a double glazed window to the front aspect, radiator and light point.

**Bedroom Three 12'5" x 8'6" (3.80 x 2.60)**

With a double glazed window to the rear aspect, spotlights to ceiling and a radiator.

**Bathroom 7'3" x 5'6" (2.21 x 1.70)**

With a double glazed window to the front aspect, bath with shower attachment, radiator, WC, sink and spotlights to ceiling.

**Garden**

A low maintenance rear garden, benefiting from a real private feel with not being overlooked from the rear aspect.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is E.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123









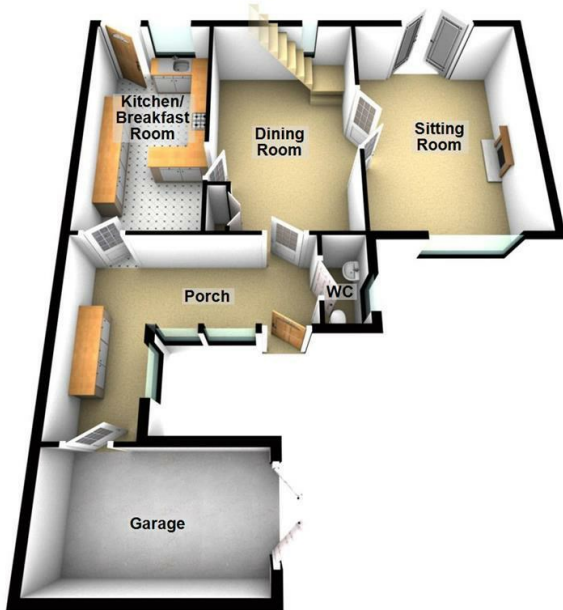






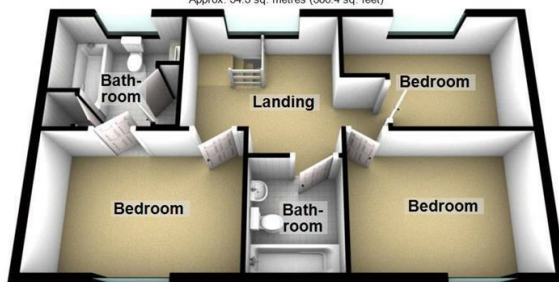
**Ground Floor**

Approx. 80.3 sq. metres (864.7 sq. feet)



**First Floor**

Approx. 54.5 sq. metres (586.4 sq. feet)



Total area: approx. 134.8 sq. metres (1451.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>48</b>	<b>79</b>

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