



Hare Lodge, Roebuck Court, Priors Marston,
Warwickshire, CV47 7AA

HOWKINS &
HARRISON

Hare Lodge, Roebuck Court,
Priors Marston,
Warwickshire, CV47 7AA

Guide Price: £649,000

Built and ready for occupation. Hare Lodge is a wonderful four bedroom detached home with accommodation extending to around 1485 ft.². With accommodation found over two floors and finished to a high specification, this home benefits from off-road parking, a carport and private rear garden. This carefully designed and built home is set in a private and gated development of just four properties accommodation and is sold with a 10 year build warranty.

Features

- Thoughtfully designed to high specification.
- Air source heat pump with zone underfloor heating to the ground floor and radiators to the above
- Double glazed windows with aluminium bifold doors
- Natural lime stone floor to the kitchen and utility rooms
- French parquet oak floor to the entrance hall, sitting room and dining rooms. Quality bathroom, suites and furniture
- Electric car charging point
- Quality bathroom, suites and furniture
- Finished in a dressed iron stone façade
- 10 year build warranty
- Sought after location



Location

Priors Marston is a pretty Warwickshire village with parish church, Primary school, post office, public house - The Holy Bush, village hall, sports club. Etc. With shopping at Southam (approx. 5 miles) and the market town of Daventry (approx. 7 miles), Rugby, Leamington Spa and Banbury are also close by.



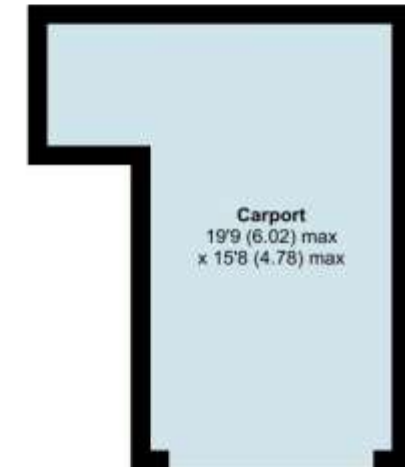
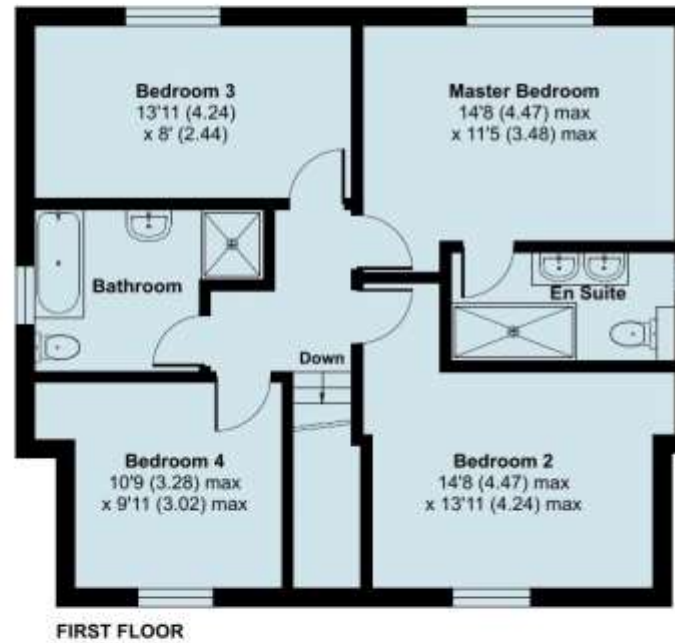
Ground Floor

The Property is accessed under a covered storm porch through a front door into the entrance hall. The entrance hall benefits from the side panelling, and in addition, there are doors which have access through to the under stairs storage. In the main majority of the ground floor of this property, has been designed in an open plan layout. The large open plan, living kitchen/dining/family room is flooded with natural light owing to the number of windows and bifold doors found to the rear elevation. The focal point of the sitting area is the exposed brick built fireplace. The kitchen comprises of a range of base and eye level units, and in addition, there is a large central island providing further storage. The island is in contrasting colour to the kitchen itself. Within the kitchen, there are a range of appliances which include two electric ovens, a five ring electric hob with extractor fan over, a fridge/freezer and dishwasher. Accessed from the kitchen, is the utility room which has a range of base level units and tall larder cupboards, one of which houses, the hot water cylinder. Also accessed from the entrance hall is the ground floor WC, which comprises of a WC and wash hand basin.

Roebuck Court, Priors Marston, Southam, CV47

Approximate Area = 1488 sq ft / 138.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlche.com 2023.
Produced for Howkins & Harrison, REF: 1003242



First Floor

Stairs rise to the first floor landing, which give access to a useful loft space which provides a further 335 square feet of storage and could be considered a space to extend into, subject to the relevant planning permission. Located to the rear elevation is bedroom one which is a good sized double bedroom benefiting from its own ensuite. The ensuite comprises of a WC, wash handbasin set over vanity unit and large shower, there is tiling to the floor and wall splashback areas. Bedroom two, also considered a double bedroom located to the rear elevation. Bedroom three is also a double bedroom and is found to the front elevation. Bedroom four is located to the front elevation of the property. The family bathroom has a suite that comprises of a WC, a wash handbasin with vanity unit under, a panelled bath and separate shower. The floor is fully tiled and there is tiling to all splashback areas.

Outside

To the side of the home, is a block paved driveway which provides ample off-road parking for several vehicles and in addition gives access to the properties carport. To the rear there is a private garden which has been professionally landscaped with two patio areas and well-stocked flowerbeds along with an area laid to lawn.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01327 316880

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

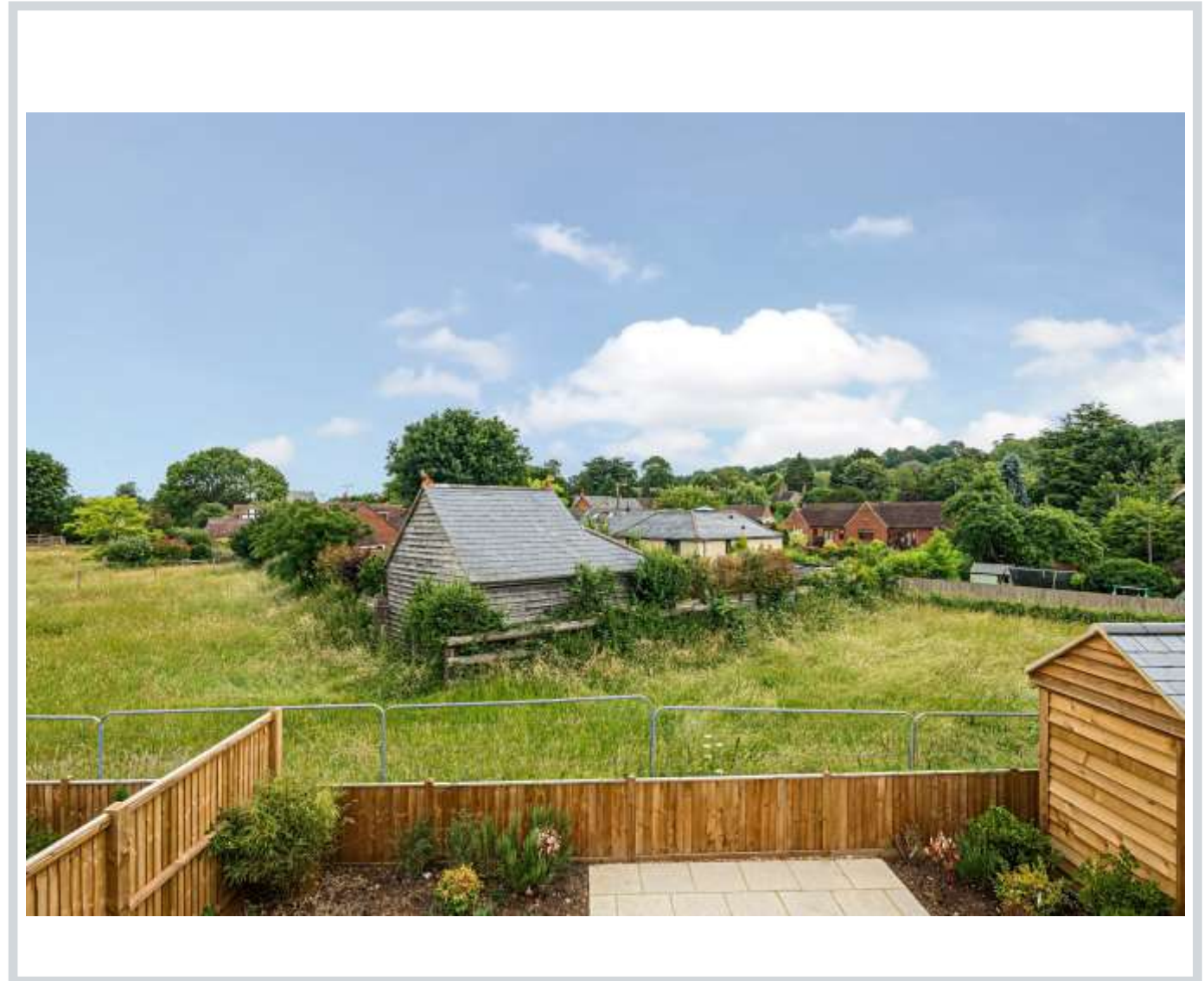
Local Authority

Stratford on Avon

Tel: 01789267575

Council Tax Band- G

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Howkins & Harrison

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