



Westwood House
School Lane | Priors Marston | Southam | Warwickshire | CV47 7RR

STEP INSIDE

Westwood House

Westwood House, a Grade II Listed residence, is a charming five-bedroom period home nestled in the heart of Priors Marston. Thought to originate from the 18th century with tasteful later additions, this beautifully maintained property is brimming with character. Featuring a blend of original period features and modern comforts, it offers adaptable, well-proportioned living spaces. The former stable block presents exciting potential for ancillary accommodation or an inspiring home workspace (subject to planning).

Accommodation Summary

As you step into Westwood House, the entrance hall welcomes you with its charm and leads to a wide rear lobby providing access to the courtyard, garden, and the heart of the home—the kitchen/dining room. This spacious and practical area is ideal for both family meals and entertaining. Adjacent, the utility room offers additional storage and functionality. The sitting room, complete with an inviting open fireplace, original ceiling beams, and shuttered windows, exudes period charm, while the study, bathed in natural light from its dual-aspect windows, offers a tranquil workspace. At the far end of the ground floor lies the stunning drawing room, where a feature inglenook fireplace takes centre stage, making it an ideal space for relaxing or hosting guests. The ground floor also includes a convenient cloakroom with WC and a versatile boot room.

Upstairs, the property boasts five generously sized double bedrooms, each offering space and comfort. The principal bedroom features its own en suite for added privacy. The family bathroom as well as a separate WC, caters to the remaining bedrooms, all of which enjoy lovely views over the surrounding gardens and countryside.















LOCATION

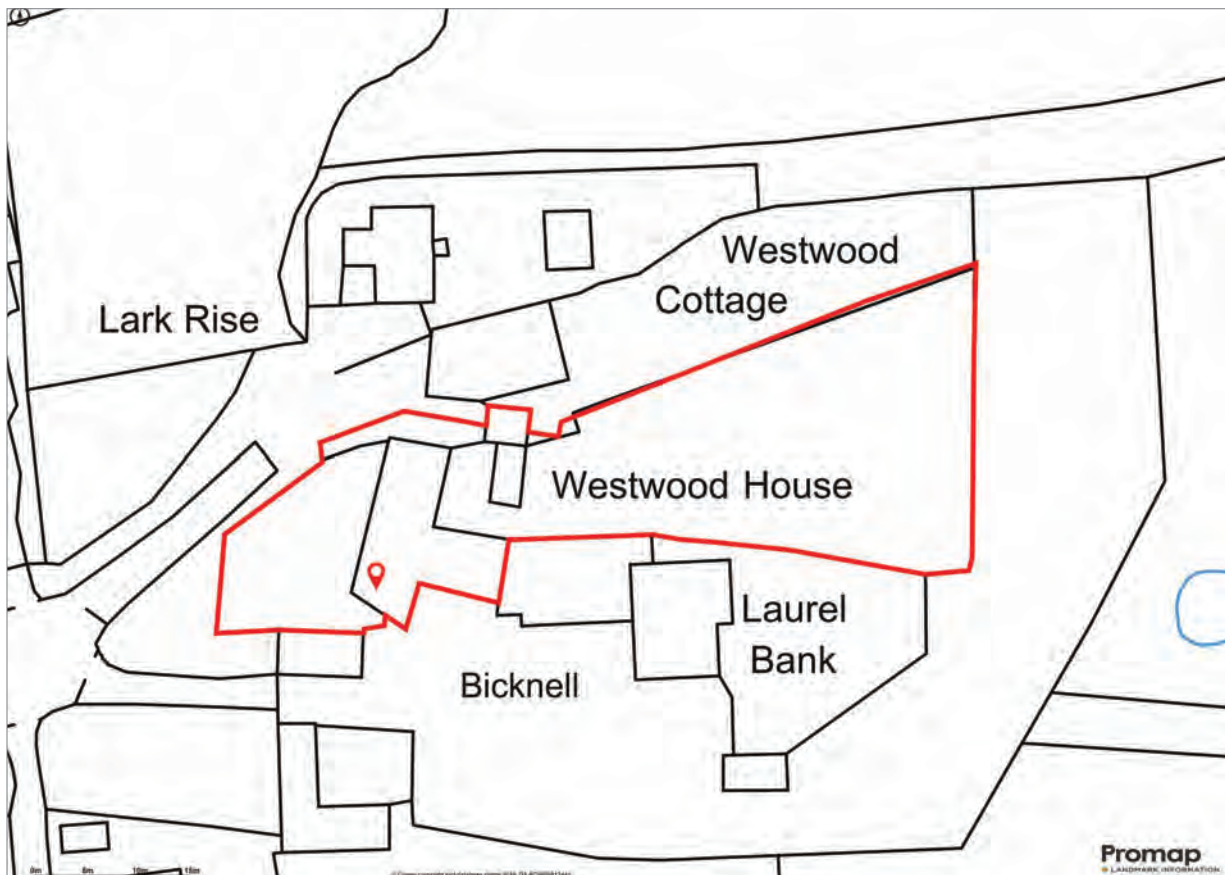
Nestled in the picturesque South Warwickshire countryside, Priors Marston is a vibrant village offering a perfect blend of rural charm and community spirit. The highly rated Priors School, a sought-after nursery and primary school, is right on the doorstep, making it an ideal choice for families. A short walk leads to the welcoming local pub, a favourite spot for socialising. For more casual options, the village also features multiple popular takeaways, including a Chinese, and Fish & Chip shop.

For those seeking an active lifestyle, Priors Marston boasts a thriving sports club, tennis club, and a well-used village hall, ensuring there is always something to get involved in. Surrounded by stunning countryside, the area is perfect for walking, cycling, and enjoying the great outdoors.

The village enjoys excellent connectivity. Southam (5 miles, approximately 10 minutes by car), Banbury (12 miles, around 20 minutes), and Daventry (8 miles, about 15 minutes) provide a range of amenities and services. Leamington Spa (15 miles, 25 minutes), Rugby (14 miles, 25 minutes), and Warwick (18 miles, 30 minutes) offer more extensive shopping, dining, and cultural attractions. The M40 (J11 Banbury, 12 miles) and the M1 (J16 Upper Heyford, 15.5 miles) are easily accessible, making road travel convenient. For commuters, Banbury's mainline rail station provides direct services to London Marylebone in approximately an hour.

Priors Marston offers all the charm of quintessential village life, with excellent amenities and superb links to nearby towns and beyond.





Outside

The landscaped front garden offers a picturesque introduction to the property, with its manicured lawn, colourful herbaceous borders, and thoughtfully placed seating areas. At the rear, the enclosed garden provides a private retreat, framed by mature trees and borders. A former stable block presents exciting potential for conversion into additional living or work-from-home space, subject to the necessary permissions. The property also benefits from a garage and off-street parking, ensuring practicality alongside its charm.

Property Information

Utilities

The property is connected to the mains electricity, water, and drainage. The heating is oil-fired with a new boiler and radiators (installed in 2017).

Mobile Phone Coverage

4G mobile phone coverage is available in the area. We advise you to check with your current provider.

Broadband Availability

FTTP Ultrafast Broadband is available in the area. We advise you to check with your current provider.

Property Notes

The property is Grade II Listed and is situated in a conservation area.

Construction Type

Standard. Stone and slate.

Local Authority

Stratford on Avon District Council

Tenure: Freehold | Tax Band: G | EPC: Exempt, Grade II Listed

Directions

Postcode - CV47 7RR

What3words ///renew.extensive.chat

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2825 sq ft, 262 m2
LOW CEILINGS: 94 sq ft, 9 m2
GARAGE & OUTBUILDINGS: 403 sq ft, 37 m2

OVERALL TOTALS: 3322 sq ft, 308 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 24.10.2024





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