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Willow House, Manor Farm Court, Priors Marston





An impressive modern spacious, luxurious five bedroom family home. Set in this attractive close, within the highly regarded village of Priors Marston.

[Willow House](#)

Is set in this small development of recently constructed properties by Talbot Homes in an enviable setting. The property offers a stylishly presented, well proportioned and balanced family living, over two levels.

The agents recommend early viewing to avoid disappointment.

[Briefly Comprising;](#)

Canopy porch, spacious galleried hallway, cloaks cupboard, ground floor WC, large sitting room with bi-fold doors to garden, study/snug, impressive open plan kitchen/dining/living with bi-fold doors to garden, with high quality hand painted units and integrated appliances, utility room. First floor galleried landing, master bedroom suite with dressing room and en-suite shower room, four further double bedrooms, attractive white fitted family bathroom, double glazing, underfloor heating. Double garage, large gravelled in and out driveway, good sized lawned and patiod garden to rear.

[The Property](#)

Is approached via gravelled driveway, leads to a large timber framed canopy porch with double glazed windows to either side of entrance door giving access to...

[Entrance Hallway](#)

Being galleried to the first floor with downlighter points, panelling to half height, dog leg staircase to first floor landing, oak doors to all ground floor accommodation, wood look tiled floor, door to Cloaks Cupboard providing useful storage.





Ground Floor WC

With low level WC with concealed cistern, pedestal wash hand basin, splashback tiling, panelling to half height, continuation of wood look tiled flooring.

Lounge

With double glazed multi pane window to front elevation, moulded full height panelling to all walls, aluminium bi-fold doors to patio to garden, gas fired stove to fireplace with flagstone styled hearth.

Snug/Study

With multi pane double glazed window to front elevation.

Open Plan Kitchen/Dining/Living

Kitchen Area

With hand painted Inframe kitchen with solid Silkstone Quartz worktops and upstands. Featuring central island with wine cooler, range of matching wall and base units with integrated dishwasher, Smeg oven with combination oven/microwave over, large larder unit, underslung one and a half bowl sink drainer unit to working surface, Smeg induction hob, concealed twin 70/30 fridge/freezer to dresser style unit, multi paned window to rear elevation with two Velux double glazed roof line windows over, continuation of wood look tiled flooring.

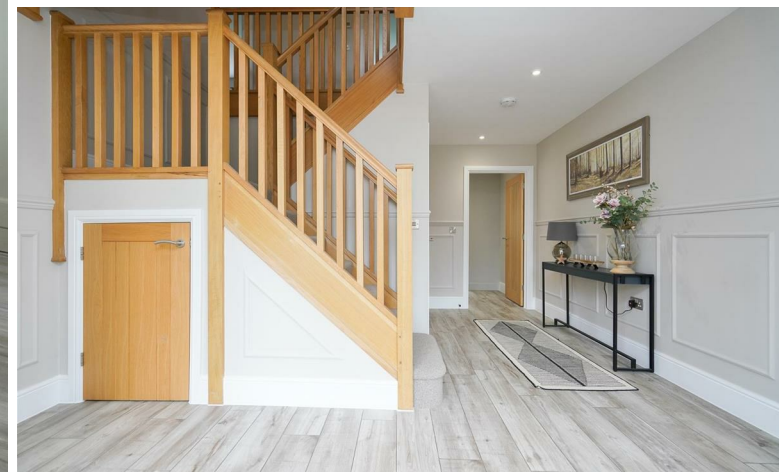


Dining Area

With downlighter points to ceiling, bi-fold aluminium doors to patio and further door to utility, continuation of wood look tiled flooring.

Utility

With matching units, with marbled look working surface over, one and a half bowl sink drainer unit, space and plumbing for washing machine and space for tumble drier, continuation of wood look tiled flooring, full height storage cupboard, additional full height double cupboard housing Worcester central heating boiler, personal door to outside.



Galleried Landing

With downlighter points to ceiling, radiators, multi pane double glazed window to front elevation, AIRING CUPBOARD with Worcester hot water cylinder.

Master Bedroom

With radiator, multi pane double glazed window to rear elevation, door to...

Dressing Room

With fitted open wardrobe storage.

En-Suite Shower Room

Attractively fitted with large double walk-in shower with

rainwater style shower head, thermostatic controlled, underfloor heating, radiator towel rail, double sink wall hung vanity unit, low level WC.

Bedroom Two (Front)

With multi pane double glazed window, radiator, hatch to roof space.

Bedroom Three (Front)

With multi pane double glazed window, radiator.

Bedroom Four (Rear)

With multi pane double glazed window, radiator.

Bedroom Five (Rear)

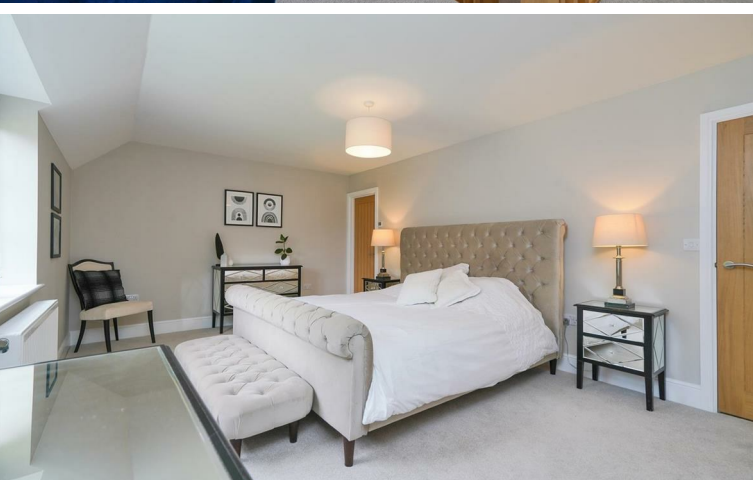
With multi pane double glazed window, radiator.

Family Bathroom

Fitted with an attractive white modern suite to comprise; double ended bath with central filler, contemporary wall hung wide wash hand basin set into vanity unit with mono-mixer, shower cubicle, low level WC, downlighter points to ceiling, chrome radiator towel rail, splashback tiling, tiled floor with thermostatic controlled underfloor heating, obscure double glazed multi pane window to rear elevation.

Outside (Front)

To the front of the property is an attractive gravelled in and out driveway with post and rail fencing to front giving



access to the front of the property, gated side access and access to the double garage.

Double Garage

With twin double doors to front, power and light as fitted, personal door to rear.

Outside (Rear)

There is a broad patio area extending across the rear of the property, the remainder of the garden is principally laid to lawn with fencing surrounding, gated side access and outside lighting.

Please Note

The property is located off a shared private drive, which has a yearly maintenance charge of approx £250.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances

or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

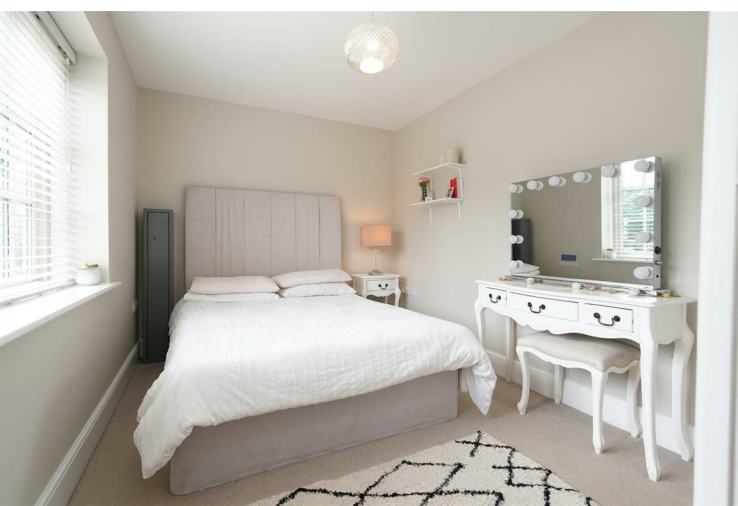
Council Tax

Council Tax Band G.

Location

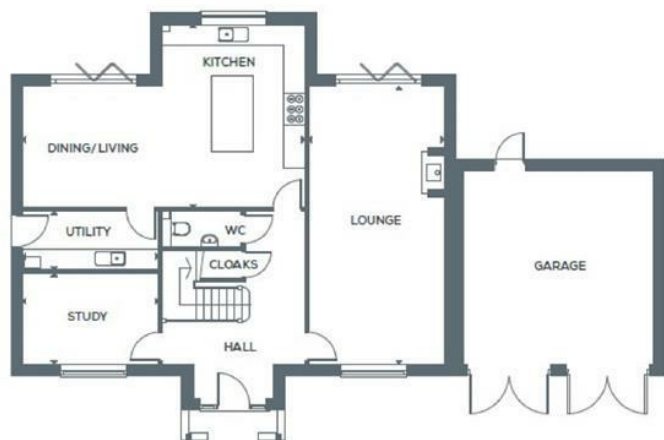
CV47 7AB.







GROUND FLOOR



FIRST FLOOR



OVERALL

Floor Area	236.90 sq m	2,550 sq ft
Garage	39.10 sq m	421 sq ft
Total Floor Area	276.00 sq m	2,971 sq ft

GROUND FLOOR

Lounge	8.08 x 3.94	26'6" x 13'0"
Kitchen/Dining/Living	8.20 x 5.33	26'9" x 17'6"
Study	3.94 x 2.64	13'0" x 8'6"
Utility	3.94 x 1.68	13.0" x 5'6"

FIRST FLOOR

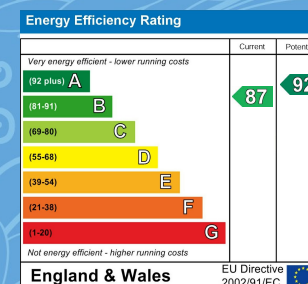
Master bed	5.50 x 3.55	18'0" x 11'6"
En-suite	3.72 x 1.94	12'3" x 6'3"
Dressing room	2.54 x 1.67	8'3" x 5'6"
Bedroom 2	4.48 x 3.22	14'9" x 10'6"
Bedroom 3	3.94 x 3.29	13'0" x 10'9"
Bedroom 4	3.94 x 3.79	13'0" x 12'6"
Bedroom 5	4.48 x 3.53	14'9" x 11'6"
Bathroom	3.53 x 3.61	11'6" x 11'9"

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