

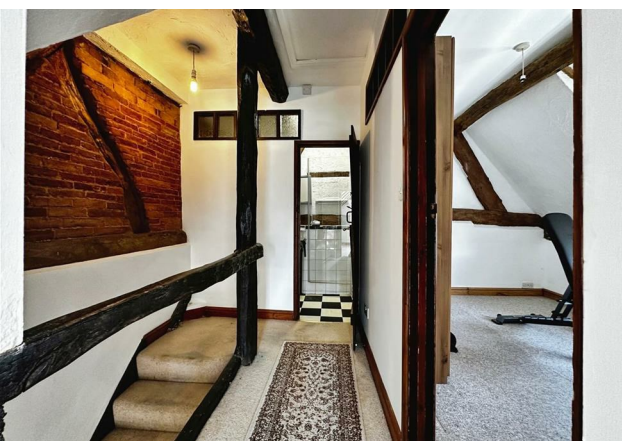
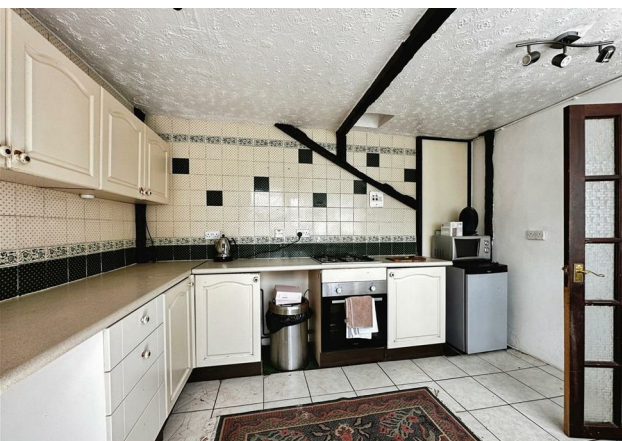


OXFORD ROAD, MARTON

complete ●●●
SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY - ACTUAL PLOT WILL VARY



A Grade II listed thatched cottage (Primrose Cottage), believed to be dated from the 1750s, with extensions. The home has been split and now has an annexe to the side (The Grain Barn), which is making a good Airbnb/rental. The cottage could be made whole again, as there is a doorway that has been boarded over doorway that linking the two. The cottage comprises a breakfast kitchen, lounge/diner, two double bedrooms and a bathroom. The annexe has been recently re-fitted and comprises a lounge/diner, a stylish kitchen, a shower room and one double bedroom on the first floor. There is a large garage/office with parking to the front for 2/3 cars and also an allocated courtyard parking space. There are two gardens. The property is offered with no onward chain.

It's in the details...

Primrose Thatch
On the Ground Floor

Lounge Area

A cosy and characterful room with exposed timbers, a radiator, a window and a door leading to the staircase. This is open to the dining area.

Dining Area

Bright and welcoming, with French doors that open out to the garden, this space is ideal for entertaining or enjoying the outdoors. There is a window.

Kitchen

Fitted with a range of base and wall units, tiled splashbacks, and built-in cooking appliances. There is a stainless steel sink, a gas boiler, and direct access to the rear garden.

On the First Floor

Landing

Featuring exposed brickwork and timbers, with doors leading to both bedrooms and the bathroom.

Bedroom One

A spacious and charming double bedroom with a gabled, timbered ceiling, a radiator and a window to the front.

Bedroom Two

A double bedroom with exposed beams, a radiator, a fitted wardrobe and a window overlooking Oxford Road.

Shower Room

Styled with exposed brick and timber accents, the room includes a shower cubicle, wash basin, and WC, all complemented by partial wall tiling.

The Grain Barn

On the Ground Floor

Lounge

Packed with character, this reception area features exposed brick and beams, a tiled floor, and stairs leading to the first floor.

Kitchen

Recently refurbished with sleek gloss grey cabinetry and contemporary fixtures, including integrated appliances, Corrian quartz worktops, and an inset ceramic hob. Under-floor electric heating and a window.

Wet Room

Beautifully designed with full slate-effect tiling, a walk-in shower area, a low-level WC, and a wall-mounted basin. Additional features include underfloor drainage, lighting, and a towel radiator.

On the First Floor

Bedroom

A generous bedroom with sloped ceilings, exposed beams and timbers, and a window to the side. A fantastic blend of rustic charm and comfort.

Garden

The rear garden can be accessed from both the kitchen and dining room. It's laid to lawn with fenced and hedged boundaries, and includes a timber shed and a gate to the rear.

Driveway & Parking

To the front of the property is a driveway to the courtyard. By the detached garage is parking in front for two/three vehicles.



Detached Garage

With traditional styling and a timber up-and-over door, the garage benefits from power, lighting, and water. A side door leads into:

Studio/Office

A versatile space with power and lighting, suitable for use as a home office, hobby room, or converted back into additional garage space. There is a pull-down ladder to the boarded loft space- great for storage. Behind this area is a further garden section. (Potential for this to be converted & extended subject to planning permissions)

Allocated Parking

An additional private parking space is located adjacent to The Grain Barn.

Services

We understand that mains water, electricity, and drainage are connected to the property. Main gas is connected to Primrose Thatch but not to The Grain Barn. No formal testing of services or appliances has been carried out, and prospective purchasers are advised to make their checks.

Council Tax

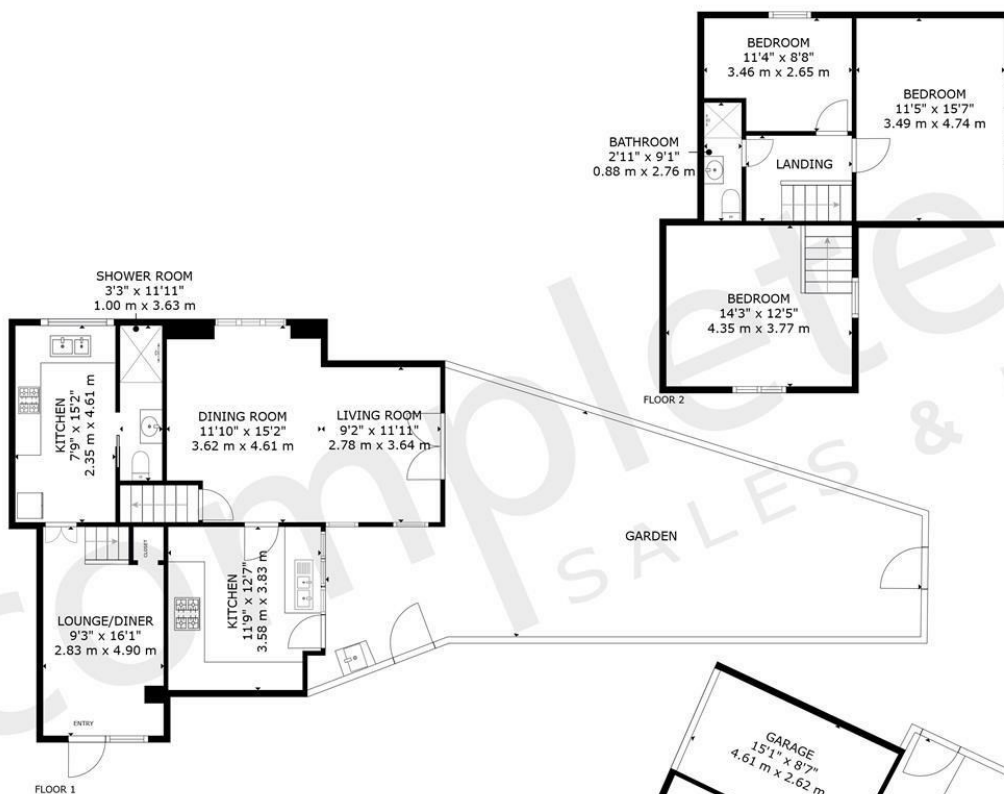
- Primrose Thatch – Band C
- The Grain Barn – Band A (Rugby Borough Council for both)

Previous Historical Planning Permission & Listed Building Consent to add a first-floor extension above the dining area. (Including architects plans)

Location

The charming village of Marton lies within the borough of Rugby and is ideally positioned on the A423 between the popular villages of Princethorpe and Long Itchington. With historical roots dating back to the Domesday Book, Marton offers a tranquil rural setting enriched by its lovely old church and an active village hall at the heart of the community. There are excellent road links to nearby towns and cities, including Leamington Spa, Coventry, and Rugby, with additional amenities in nearby Long Itchington. Rail links are easily accessible from Coventry, Rugby, and Leamington Spa, and the location also provides good access to the Midland motorway network.





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GROSS INTERNAL AREA
FLOOR 1: 904 sq. ft, 84 m², FLOOR 2: 541 sq. ft, 50 m²
TOTAL: 1,445 sq. ft, 134 m²
EXCLUDED AREAS: GARAGE: 126 sq. ft, 11 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

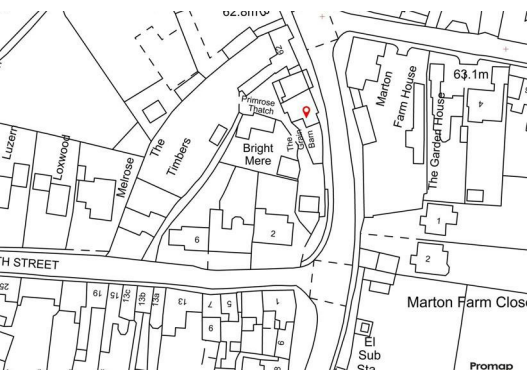


The Leamington Property Expert





- Thatched Grade II Listed Cottage
- Rental Income Or Make Whole Again
- Cottage- Kitchen & Lounge/Diner
- Detached Garage & Office
- Two Gardens
- Split Into Main House & Annex
- Annex- Lounge/Diner/Bedroom/Shower
- Two Double Bedrooms & Bathroom
- Parking 3-4 Cars
- No Chain



OXFORD ROAD, RUGBY

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

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

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