



THE OLD
VICARAGE
— Priors Marston —

WELCOME HOME

With the wonderful ambience that comes with years of history, The Old Vicarage in the rural Warwickshire village of Priors Marston is a period gem. This genteel and comfortable seven-bedroom detached Grade II Listed house plus two-bedroom self-contained annexe dates back to the 16th century and was extended to double its original size a century later. The handsome Georgian façade was added in the mid-1800s. It's believed to have originally been a farmhouse then later the village vicarage.

Centrally located in the attractive conservation area of Priors Marston, The Old Vicarage is

laden with heritage features such as stone mullion and sash windows (some with shutters), original quarry-tiled and timber floors, ceiling beams, cornicing and architrave, wine cellar and a plethora of working fireplaces.

The Old Vicarage has been lovingly cared for over the years and offers the perfect merger of old and new - sympathetically preserved while moving with the times. It's beautifully presented, gas centrally heated, and ideal for a family seeking an ultra-spacious country residence oozing with heritage charm in tandem with a quirky contemporary style, complete with extensive gardens.





The property presents with added appeal in the shape of a smart two-bedroom self-contained annexe. The living room/kitchen was recently given a contemporary makeover, creating a bijou vaulted retreat that's light and airy and perfect as an income-generating Airbnb rental. Located in the picturesque Warwickshire countryside, it's sure to be popular. Alternatively, it makes a highly desirable granny annexe or guest suite. There's also detached former stables with groom's quarters above which have the potential for conversion to a residential dwelling subject to planning consent.

Occupying a huge 7,610sq ft, The Old Vicarage has a choice of delightful reception rooms and seven individually designed double bedrooms - so space and privacy for the entire family is guaranteed.

Daily life is sure to revolve around the farmhouse-style kitchen/breakfast room which opens onto a bijou outdoor terrace, imbuing a restful Provencal ambience. This suntrap would be perfect for evening drinks as the sun goes down.

Priors Marston is a thriving village on Warwickshire's border with Oxfordshire and well-served in all respects. There's a highly-rated primary school and nursery, a village hall with a busy timetable of activities, a friendly family pub and endless glorious walks in the surrounding countryside. Excellent road and rail links make commuting easy.

We're sure you'd like to learn more about this very special country house, so here are all the details...



CLASSIC GOOD LOOKS & PERIOD ELEGANCE IN PERFECT HARMONY

You know you are onto something special as soon as you drive through the grand stone-pillared gates of The Old Vicarage. The driveway undulates through a pretty copse of trees before you set eyes on the classically proportioned house – it's a private haven at the heart of the village.

There's plenty of parking space at the front of the house and on an additional courtyard, accessed via a separate gravel drive - the latter flanked by a collection of traditional outbuildings. These include a 29ft garden room attached to the main house which can be used as pleased – an additional reception room, home office, games room or cinema are a few tempting possibilities. There's also a detached stables/groom's room, an impressive vaulted barn that's a perfect party space or could provide garaging for several cars, and a large attached store.



The elegant proportions of this period property are evident as soon as you step through the front door into the handsome entrance hall with its high ceiling, quarry-tiled floor and grand staircase winding curvaceously to the two upper floors.

The original features of the house are showcased beautifully in the reception rooms. The drawing room is particularly of note, bathed in natural light via a duo of shuttered sash windows and complete with original wood flooring, dado and picture rails. The library exudes heritage appeal with extensive shelving and a wonderful timbered bay window, creating a restful place to read, study or work. The sitting room is a snug haven arranged around a magnificent inglenook fireplace fitted with a woodburner. For those who like to entertain there's also a formal dining room, or it could be utilised as desired – it's currently used as a children's playroom.





Measuring 21 x 16ft, the kitchen/ breakfast room exudes heritage character and a country-casual ambience. With the original quarry-tiled floor carefully preserved, plus overhead timber beams and a super-sized Everhot stove, this is a really laidback family space. The central island has a granite worktop and a useful breakfast bar for quick school-day breakfasts. All the food, crockery and utensil storage is taken care of in the adjoining 19x16ft larder, which is naturally cool, while the laundry and cloakroom requirements are dealt with in the equally large boot room/store. A cloakroom/WC completes the ground floor layout, while a staircase next to the library leads down to a large wine cellar.

DREAMY BEDROOMS

The seven design-led double bedrooms are located on the top two floors of the house. The piece de resistance is the ultra-luxe principal bedroom suite featuring a dressing room fitted with hanging rails, shelves and mirrors plus a glamorous en-suite bathroom with rolltop bath, walk-in shower with Crittal-style screen, chic floor tiles and statement designer wallpaper.

There are four further bedrooms on the first floor, and a family bathroom. Two additional large bedrooms are located on the second floor under the beams, and one has en-suite facilities. One would be perfect as a nursery/child's bedroom with the other for a nanny.







With nearly an acre of gorgeous gardens on three sides, The Old Vicarage has something for everyone and all seasons – they are well designed and entirely manageable.

Mature trees figure large with a spinney of lime trees at the entrance and a collection of yew, maple, larch, oak and a superb magnolia framing the west-facing gardens. A large and lush expanse of lawn lies to the front of the property with further to the side alongside the attractive terrace that's perfect for relaxing and entertaining, particularly on a warm evening when it's illuminated by subtle outdoor lighting.

The gardens are securely and privately enclosed by stone walls and hedging and they are designated as 'rooms' so they all have a different look and ambience with colourful planting in the borders and lots of shrubbery. Those with green fingers will particularly enjoy pottering in the vegetable and herb garden. The current owners have made the most of sunny spots by the judicious placement of a bistro set and benches to lap up the rays throughout the day.



GARDEN DELIGHTS





It's a short drive to nearby Napton to pick up everyday supplies from the charming little village stores/café, which sells fresh bread, home-made cakes and local fruit and veg, while all the main supermarkets, shops and leisure options can be found in the nearby towns of Southam, Daventry, Banbury and Leamington Spa.

ROUND AND ABOUT

It's just a few minutes' walk to the local primary, The Priors School, which has an excellent reputation locally, and five miles to the nearest secondary school, Southam School, rated outstanding. All of the children of the current owners have attended the primary school and gone on to top private secondary schools in the area. There are some excellent private schools in the vicinity including Rugby School, Stratford Grammar, Bloxham School and Bilton Grange.

The village hall is a busy hub of the local community with various fitness classes plus badminton, table tennis and indoor bowls. There's a toddler group and monthly film nights.

It's a great area for pubs too. The village local The Hollybush is a buzzing family-friendly pub, while a lovely 45-minute walk takes you to the Red Lion at Hellidon serving super food and guest beers.

With the M1, M40 and M6 each just 20 minutes away and rail stations at Banbury and Leamington Spa within easy reach, when it comes to putting down roots, Priors Marston is hard to beat.



WHERE TO GO WHEN YOU NEED...



Milk: Pete the milkman delivers fresh milk and local eggs to the door. Napton Stores is a 10 minute drive away and stocks all the essentials, plus home-made cakes and desserts, vegetable and meat boxes. There's even a lively café/coffee shop.



Gym/Fitness: Priors Marston Sports and Social Club in the village offers tennis with two floodlit courts, football and cricket in five acres of grounds. There's also a clubhouse and kitchen hosting regular village events. Or try Fitness Works in Southam or Southam Leisure Centre (6 miles away). For something rather special, Fawsley Hall Hotel in Daventry has a health club and spa with indoor swimming pool, outdoor hydrotherapy pool, sauna and spa.



Golf: Book a tee time online at Hellidon Lakes, a 27 hole lakeside course, putting green and pro-shop, or try Cherwell Edge which has a parkland course and driving range.



Takeaways: Indian Chef – Woodford Halse, The Water Margin (Chinese) at The Holly Bush.



Weekly Shop: Tesco in Southam (12 minutes away by car), Waitrose and Tesco in Daventry (15 minutes away), and a large Waitrose and other larger supermarkets in Banbury (20 minutes away).



Dinner/Drinks: The Holly Bush is a friendly family pub in the village, or take an energising 45-minute walk to The Red Lion at Hellidon – probably the best pub in the local area, with a great atmosphere, terrific food and guest beers.



Play Area: There's a children's playground right in the village next to the primary school and church.



Schools: Prep: Bilton Grange, Winchester House, Warwick Grammar: Stratford Grammar (Girls), King Edward IV (Boys), Rugby High School (Girls), Lawrence Sheriff (Boys) Independent: Warwick Boys, Kings High (Girls), Princethorpe Local Boarding/Day: Bloxham, Rugby, Tudor Hall (Girls).

THE FINER DETAILS

Local Authority: Stratford on Avon District Council
01789 267 575
stratford.gov.uk

Tenure: Freehold

Council Tax Band: H

EPC: Exempt

Central Heating: Gas

Distances: Banbury/M40: 13 miles
Oxford: 39 miles
Heathrow: 75 miles
Leamington Spa: 12 miles

Trains: Trains to London Paddington from Banbury
ever 30 minutes (journey time 56 minutes)

Approximate Gross Internal Area:
House & Annex: 7,610 sqft / 707 m²
Outbuildings: 1,582 sqft / 147 m²
Total: 9,192 sqft / 854 m²

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