



SOUTHAM ROAD, SOUTHAM, CV47 7RQ







## Property Description

**\*\* EXTENDED STONE COTTAGE ON LARGE PLOT WITH PARKING**  
**\*\*** Situated on the fringe of the exclusive, picturesque village of Priors Marston is this attractive, well maintained and improved cottage retaining many original features. The property benefits from a 25ft long garden room extension and is being sold with No Onward Chain.

Priors Marston is a small rural village in Warwickshire, England and is recorded in the Domesday Book of 1086. Located in the South East of the county near the borders of Oxfordshire and Northamptonshire, Priors Marston offers a quiet, close-knit community surrounded by open countryside and farmland. The village has a traditional feel, with historic buildings, local footpaths ideal for dog walking. Priors Marston is around 6 miles from Southam. The village offers a range of local services, including a primary school and nursery, village hall, church, sports and social club, playground, post office, and a traditional pub.

The property itself, which is almost 1800sqft comprises of front door with original stain glass window, entrance hall with stone flooring, front living room with wood burner, kitchen with solid wood block tops and central island, large garden room with bi fold doors out onto garden, boot room/utility, downstairs shower room with W/C. On the first floor there is a landing with original feature beams, four generous bedrooms and family bathroom with separate shower and bath.

To the rear of the property is a courtyard area with stone-built garden store that could be converted to a usable space subject to planning permissions and consents, leading onto large garden. At the end of the garden is parking for approx. 5 cars which is accessed via a secure gated development of luxury homes. To the front of the property is a small walled cottage for garden.

This property is positioned on a generous plot and is deceptively spacious inside with charm and character and is in one of Warwickshire's most picturesque and desirable villages.









## Key Features

- Traditional Stone Cottage on Large Plot
- 25ft Rear Garden Room Extension
- Off Street Parking for Multiple Cars
- Large Garden
- Fitted Kitchen with Island Breakfast Bar
- Four Bedrooms
- Two Bathrooms
- No Onward Chain
- Exclusive Village Location
- Outside Stone Built Store

**Local Authority** – Stratford on Avon

**Council Tax** – Band F

**Tenure** – Flying Freehold



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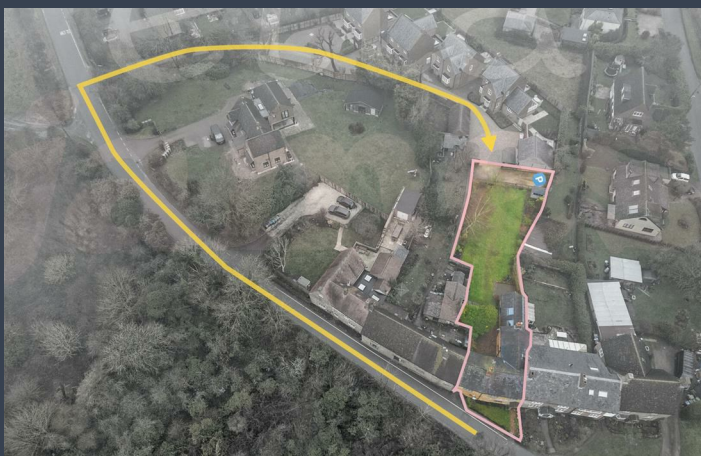
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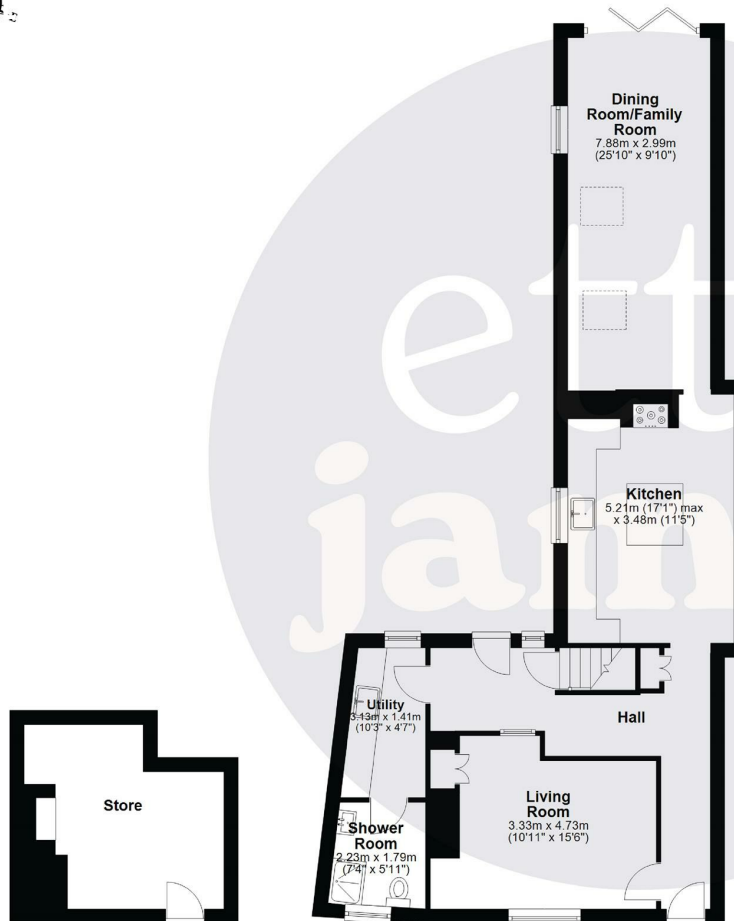






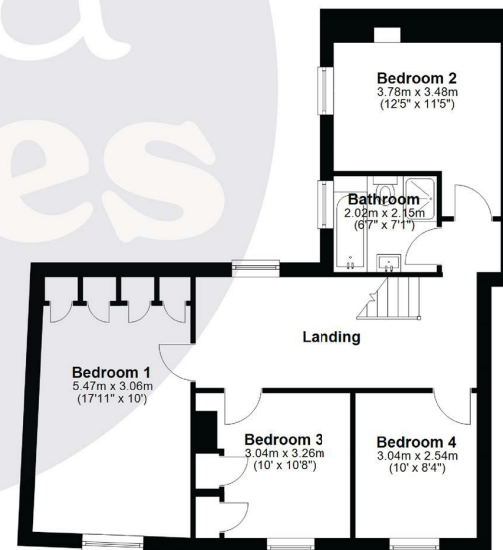
#### Ground Floor

Approx. 97.2 sq. metres (1046.0 sq. feet)



#### First Floor

Approx. 68.5 sq. metres (737.0 sq. feet)



Total area: approx. 165.6 sq. metres (1782.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email [welcome@ettajames.co.uk](mailto:welcome@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

