



Japonica Cottage, Southam Road, Priors Marston, CV47 7RQ

DEBBIE COX
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Japonica Cottage
Southam Road
Priors Marston
CV47 7RQ

Offers Over: £650,000

'Japonica Cottage' offers a rare opportunity to acquire a delightful village home brimming with character and original charm. Rich in period features, including exposed timbers, stonework and fireplaces, the property provides an appealing blend of historic character and practical living space, whilst also offering scope for a new owner to further enhance and personalise the accommodation.

Occupying a generous plot with off-road parking, the cottage is positioned at the edge of this sought after village. Priors Marston itself is renowned for its attractive setting and strong community, and further benefits from a popular village pub, highly regarded primary school and sports club with tennis courts. Leamington Spa railway station is approximately 25 minutes away, providing convenient access for commuters.



VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@expuk.com.



GROUND FLOOR

ENTRANCE HALL

The property is entered via a storm porch, opening into an L-shaped entrance hall with tiled flooring throughout. Stairs rise to the first floor with useful storage beneath, whilst doors lead to the principal ground floor rooms and the rear courtyard beyond.

SITTING ROOM

A wonderfully characterful reception room showcasing many of the cottage's original features. Exposed timber flooring, ceiling beams and a built-in display cabinet create a warm and inviting atmosphere, whilst a wood-burning stove set beneath an exposed beam forms an attractive focal point. A window overlooking the front elevation, complete with exposed lintel, further enhances the room's period appeal.

KITCHEN BREAKFAST ROOM

A spacious and welcoming room, ideal for everyday family living and entertaining. Exposed stone walls, original timbers and a feature window lintel combine to create a wealth of character. The kitchen is fitted with a range of base and wall-mounted units topped with wooden work surfaces incorporating a deep butler sink. The original chimney breast provides space for a range-style cooker, while a substantial central island with storage beneath creates an excellent social hub. A window overlooks the rear courtyard and outbuilding.

DINING ROOM / FAMILY ROOM

A superb addition to the property, this versatile space provides an ideal area for dining, relaxing or entertaining. Bi-fold doors open onto a decked area and the rear garden beyond, seamlessly connecting indoor and outdoor living. A full-height window and skylights set within the vaulted ceiling flood the room with natural light, while exposed timbers, wooden flooring and a wood-burning stove maintain the property's character & charm.

UTILITY ROOM

Conveniently positioned close to the rear entrance, the utility room continues the tiled flooring and offers a range of storage units, work surfaces and a Belfast sink. A recently installed wall-mounted combination boiler is housed here, alongside a useful full-height storage cupboard. An exposed ceiling beam adds further character.

WC & SHOWER ROOM

Accessed from the utility room, this practical space comprises a WC, wash hand basin and separate shower cubicle. An obscure glazed window provides natural light and ventilation, making it particularly useful after countryside walks or gardening.

FIRST FLOOR LANDING

The spacious split-level landing is a feature in its own right, displaying exposed beams, timber-framed walls and exposed brickwork, all contributing to the cottage's distinctive character. Access is provided to a boarded loft space, while the main landing serves three bedrooms, with a







raised section leading to the bathroom and fourth bedroom.

BEDROOM ONE

A comfortable double bedroom overlooking the front elevation, benefitting from an extensive range of fitted wardrobes providing excellent hanging and storage space.

BEDROOM TWO

Enjoying views over the rear garden, this attractive bedroom features a vaulted ceiling with exposed timbers and an original fireplace, which, although not in use, provides a charming focal point.

BEDROOM THREE

A further characterful bedroom with exposed timbers, deep window sill and fitted wardrobes offering useful storage.

BEDROOM FOUR

A versatile fourth bedroom overlooking the front of the property.

BATHROOM

A characterful bathroom fitted with a suite comprising a WC, wash hand basin, panelled bath and separate generous shower cubicle. An obscure double-glazed window to the side elevation, complete with exposed lintel, provides natural light while complementing the room's period charm.



The vaulted ceiling with exposed timbers creates a wonderful sense of space and character, further enhanced by exposed wooden flooring and a heated towel rail.

OUTSIDE

FRONT GARDEN

The front garden is enclosed by an attractive red brick wall, with a pathway leading to the storm porch entrance. Offering considerable charm and potential, it provides an ideal opportunity to create a traditional cottage-style garden. A shared pedestrian access gate leads to the rear of the property.

REAR COURTYARD

A charming enclosed courtyard with brick flooring, providing access to the rear of the cottage, the outbuilding and the main garden beyond.

OUTBUILDING

A particularly intriguing feature of the property, the outbuilding retains an original fireplace and what is believed to be a former bread oven. With boarded ceiling space and a wealth of character, it offers excellent potential for conversion into a home office, studio, garden room or hobby space, subject to any necessary consents.

MAIN GARDEN

The generous rear garden is predominantly laid to lawn and complemented by established planting and well-stocked borders. Enclosed by a combination of fencing, stone walls and brick walls, it provides an attractive outdoor space with lots of potential for the keen gardener. A substantial garden shed offers additional storage.

OFF-ROAD PARKING

Japonica Cottage benefits from a right of way over a private gated access leading to off-road parking situated at the far end of the garden. The parking area provides ample space, with double gates allowing direct access into the garden if required.

LOCATION

Priors Marston is a thriving village offering a real sense of community. Surrounded by farmland, it really is a truly peaceful English country village with many amenities to include the ever popular Priors Primary School and Nursery, with neighbouring St. Leonards C of E parish Church dating back to the 13th Century. There is also Priors Village Hall, which is home to the village post office, hairdresser, weekly toddler playgroup and various other social events hosted throughout the year. The Priors Sports and Social Club is located in beautiful surroundings and five acres of club grounds provide courts and pitches for

tennis, football and cricket. Last but not least is the Holly Bush Inn – a warm and welcoming traditional English Pub incorporating the New Water Margin Chinese takeaway.

For your day to day shopping needs, neighbouring villages of Napton and Byfield boast community stores and the smaller market towns of Southam and Daventry are within driving distance.

With regard to secondary education, Priors Marston sits within the catchment area of Southam College, graded as 'Outstanding' in Sep 2021. The independent Princethorpe College and Warwick Boys School along with other preparatory and independent schools are within easy access via local road networks. Historic Warwickshire towns are also within commutable distance and include Leamington Spa, a bustling town with a railway station providing links to London (approx 90 mins) and Birmingham (approx 35 minutes), huge variety of eateries and bars, award-winning parks and stunning architecture.

Historic Warwick has plenty of sightseeing, such as Warwick Castle and Warwick Races, and is home to the famous Warwick Boys School. Venture a little further to Stratford Upon Avon approximately 27 miles away, to visit the

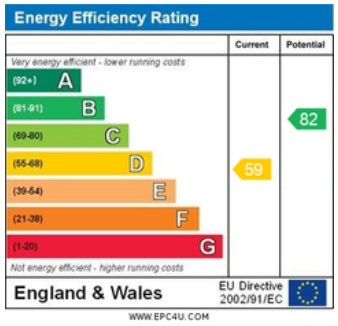
birthplace of Shakespeare and the renowned RSC Theatre. The ever popular Cotswolds is situated approximately one hour away where you can explore the quintessentially English villages, lively market towns and visit some of the country's greatest palaces and castles.

Banbury and Northampton both offer excellent rail links to the North and South too, with Banbury train station situated approx 13 miles away and Northampton approx 20 miles away.

LOCAL AUTHORITY
Stratford Upon Avon District Council

COUNCIL TAX
Band F

ENERGY PERFORMANCE CERTIFICATE
Energy Rating D



Total: 1557 sq. Ft, 145 m2
Outbuilding: 0 sq. Ft, 0 M2, Ground Floor: 829 sq. Ft, 77 M2, 1st Floor: 728 sq. Ft, 68 m2
Excluded Areas: Storage: 140 sq. Ft, 13 M2, Undefined: 34 sq. Ft, 3 M2, Utility: 69 sq. Ft, 6 M2,
Walls: 184 sq. Ft, 17 m2



Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/8300-4765-2729-6406-4613> or contact the agent for a copy in PDF format.

