



Grade II Listed property with landscaped gardens

The Old Manor, Priors Marston, Warwickshire CV47 7RR





Grade II listed and dating back to the 16th Century • Character features including stone mullion windows and exposed beams • 6/7 bedrooms • Private gardens • Brick outbuilding • Double garage

Local information

Priors Marston is situated in attractive South Warwickshire countryside close to the borders of Northamptonshire and Oxfordshire.

This thriving Conservation village offers a public house, parish church, sports club and village hall, as well as a highly sought after independent primary school.

The nearby towns of Banbury, Southam and Daventry (Waitrose), provide additional everyday requirements, with the larger centres of Leamington Spa, Warwick, Stratford-upon-Avon and Rugby offering more extensive facilities.

Communication links with M40 (J11) Banbury, about 12 miles for the south or M40 (J12) Gaydon for the north; M1 (J16) Upper Heyford about 15.5 miles for London and the south, or M1 (J18) Crick, about 16 miles, for the North and the Mainline railway at Banbury providing regular services to London and the North. London/Marylebone from about 55 minutes.

Independent schools include prep schools; Winchester House, (Brackley), Carrdus (Banbury), Bilton Grange (Dunchurch), Arnold Lodge (Leamington), Quinton House, (Northampton) and senior; Princethorpe (nr Leamington), Warwick (boys) and Kings High (girls) (Warwick) Rugby, Bloxham and Stowe

Schools as well as Lawrence Sherrif Grammar School (boys) Rugby.

Sporting activities in the area include horse racing at Stratford-upon-Avon and Warwick; golf at Staverton and Hellidon Lakes Country Club (including gym, indoor pool and 10 pin bowling); Grayshot spa & gym at Fawsley Hall; and Priors Marston village tennis club. Also nearby is Honesberrie clay shooting centre.

About this property

The Old Manor dates back to the late 16th Century, originally thought to be a medieval Hall House and one of the oldest recorded houses in the village. It is full of character features including, stone mullion windows, exposed beams, fireplaces and window seats.

It has been re modelled and updated over the years now providing flexible accommodation over three floors, surrounded by landscaped gardens with the addition of a large double garage with workshop above and brick outbuilding.

The main entrance hall gives access to the cloakroom and principal reception rooms, drawing room with double glass doors out on to the garden and fireplace with multi fuel wood burning stove and stone surround, acting as the main focal point. Adjacent to this is the dining room with dual aspect windows and large inglenook



fireplace (now blocked off). The study situated at the far end of the house has stone mullion windows. The kitchen has a gas fired Aga, companion control module with gas hob and electric ovens and grill. Large freestanding fridge/freezer and Butler sink. There is a useful utility with direct access onto the rear garden with Butler sink, built in cupboards, washing machine and tumble dryer.

On the first floor are bedrooms two, three and four, all generous in proportion and look out on to the gardens. These have use of the family bathroom with separate bath and shower. A staircase leads up to the principal bedroom situated on the second floor, providing spacious living with built in wardrobes, and en suite shower room and separate dressing room area/bedroom seven.

Bedrooms five and six and the family shower room have access from the back staircase leading from the inner hallway, just off the kitchen. This part of the house could be used separately for independent living for a parent or dependant relative.

Outside, the house is surrounded by its own gardens providing privacy and a lovely outlook from all aspects of the house. There is a double garage with loft room, currently used as a workshop but could be used as a home office. The gardens are divided into different areas, the main terrace south facing makes an ideal entertaining area with direct access into the drawing room. There is a larger lawn area surrounded by mature trees and shrubs. Walk along the path to the vegetable garden,

surrounded by hedging, with plum trees, cherry, apple and pear. Then on to the top lawn bordered with mature trees and shrubs, walnut bush and cooking apple tree, enclosed by a mature Beech hedge. There is a garden shed for gardening equipment and a greenhouse.

The front drive has plenty of room to park several cars. The other brick outbuilding is situated just the other side of the lane with a garage, and two stores.

Agents note

There is a right of way between the house and the brick outbuilding for the neighbouring properties.

Freehold.

Council Tax Band: G

Stratford-upon-Avon District Council

Services: Mains water, drainage and electricity, gas fired central heating.

Directions (CV47 7RR)

From Banbury take the A423 to Southam. At Fenny Compton turn right towards Wormleighton. Turn left to Priors Hardwick, drive through the village onto Priors Marston. In the village, bear left and just after the war memorial turn right onto The Holloway. Turn right into School lane. Towards the end of the lane bear right and the property is on your left.

Viewing

Strictly by appointment with Savills





The Old Manor, Priors Marston, Warwickshire CV47 7RR

Gross internal area (approx) 3,274 sq ft

Outbuildings 603 sq ft

Total 3,877 sq ft



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Sophie Gannon

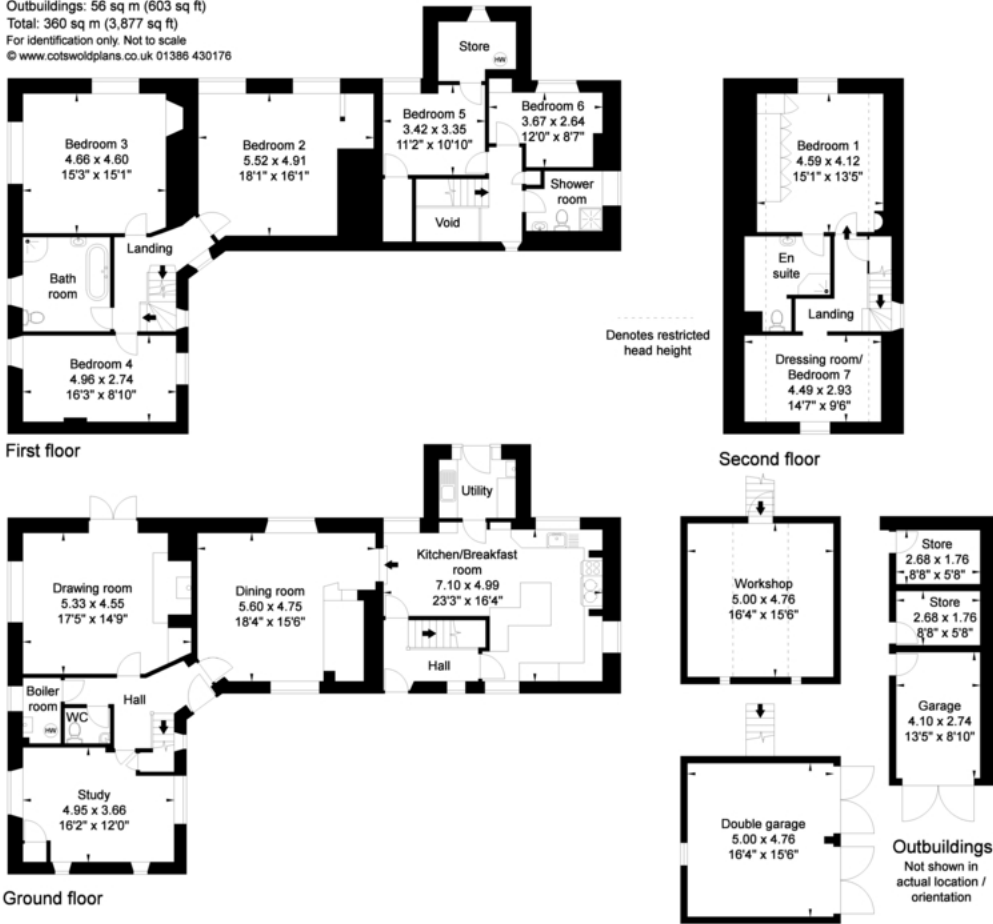
Savills Banbury

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The Old Manor, Priors Marston

Gross internal area (approx):
House: 304 sq m (3,274 sq ft)
Outbuildings: 56 sq m (603 sq ft)
Total: 360 sq m (3,877 sq ft)
For identification only. Not to scale
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