



Unique home offering contemporary open plan living

Woodcote, The Holloway, Priors Marston



Open plan versatile living • Light and spacious reception rooms • Home office • Entertainment/family room • Landscaped garden with decked area and lawn • Ample off road parking and two double garages

Local information

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

The village, with many fine period houses, has a post office, parish church, thriving sports club, village hall, pub providing B&B accommodation, as well as a highly regarded primary school.

The nearby town of Southam (approx. 6 miles) provides for more specialised requirements with Banbury (approx. 14 miles) and Leamington Spa (approx. 13 miles), also offering restaurants, cinema and shopping centres.

The village lies between the M1 (J16), 16 miles and the M40 (J11), 12 miles.

Mainline railway stations at Banbury, London/Marylebone (from about 56 minutes) and Milton Keynes, London Euston (from about 35 minutes).

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); full indoor sports complex at Banbury.

Approximate distances:

Southam 6 miles, Daventry 7 miles, Banbury 13 miles, M40 (J11) 12 miles Leamington Spa 13.5 miles, Northampton 20 miles, Rugby 18 miles.

About this property

Woodcote has been beautifully looked after and maintained. You walk into an open and bright hallway which flows into the large sitting room with a contemporary fireplace and a set of full length windows and French double doors leading to the gardens and decking. This extends into an open kitchen and dining room. Here there are two sets of full length bi-fold doors also opening on to the rear gardens and decking. All living room and dining room windows and external doors are fitted with bespoke blinds.

The contemporary kitchen has a double fridge freezer, beautiful quartz island, a selection of built in appliances and a Quooker tap and feels spacious and modern.

On the ground floor there is also a double height home office with built in storage, providing an excellent working environment for two full sized workstations. There is also a downstairs double bedroom with a jack and jill style cloakroom and shower room.

There is a separate utility room which can be accessed independently of the main house with access doors from the front of the property and outside deck. This is fitted with a kitchen unit and sink along with space for additional white goods.

Linked to the utility room is a wonderful entertaining/family room fitted with a Quench professional bar and tournament size slate base pool table.





Double French doors also open on to the outside decking.

There is a very generous double garage/workshop with ample shelving, with an electric roller door. This can also be directly accessed from a door in the utility room.

Woodcote has an additional three bedrooms upstairs, with the master boasting a lovely en suite shower room with double sinks. The three sets of windows here are fitted with plantation shutters. There are also fitted wardrobes and drawers providing ample storage.

A further bedroom to the rear enjoys dual aspect windows providing light from both sides and views on to the garden and neighbouring field. These windows also have fitted plantation shutters.

There is a family bathroom with a bath and shower with an airing cupboard opposite.

The fourth bedroom is being used as a dressing room, however, the units have been installed to make it easy to use as a double bedroom.

Externally the property has plenty of space for multiple cars as well as a detached oak framed double garage with power and lighting – currently used as a home gym. There is CCTV all around the property and a hardwood electronically controlled front gate.

To the rear of the house the gardens are divided into a generous decked area ideal for entertaining with steps that lead to a section of lawn.

There is a hard standing shed to the right side. A side entrance on either side of the property allows access from the front.

DIRECTIONS (CV47 7RG)
From Banbury, (M40 J11) proceed north on the A423 Southam Road, passing signs for Mollington, Farnborough and Claydon. As you go over the brow of the hill with the 'Wharf' pub on the left, turn right signposted for Wormleighton and Upper Boddington. Proceed through Wormleighton and take the left turn to Priors Hardwick. Continue through Priors Hardwick and to open countryside. On arriving in Priors Marston, turn left on to The Green and then take the first right turn on to The Holloway. Continue for a short distance whereupon access to the property can be found on the left hand side.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX BAND: G

LOCAL AUTHORITY

Stratford-upon-Avon District Council Tel: 01789 267575

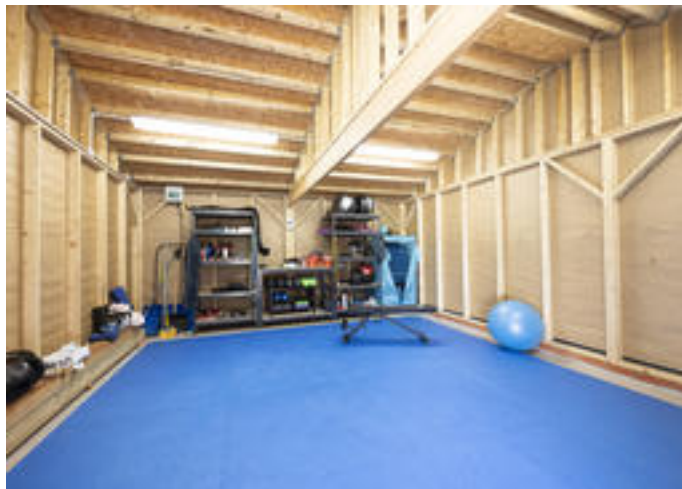
TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills









Woodcote, The Holloway, Priors Marston
Gross internal area (approx) 2,562.78 sq ft
Outbuildings 792.55 sq ft
Total 3,355.31 sq ft

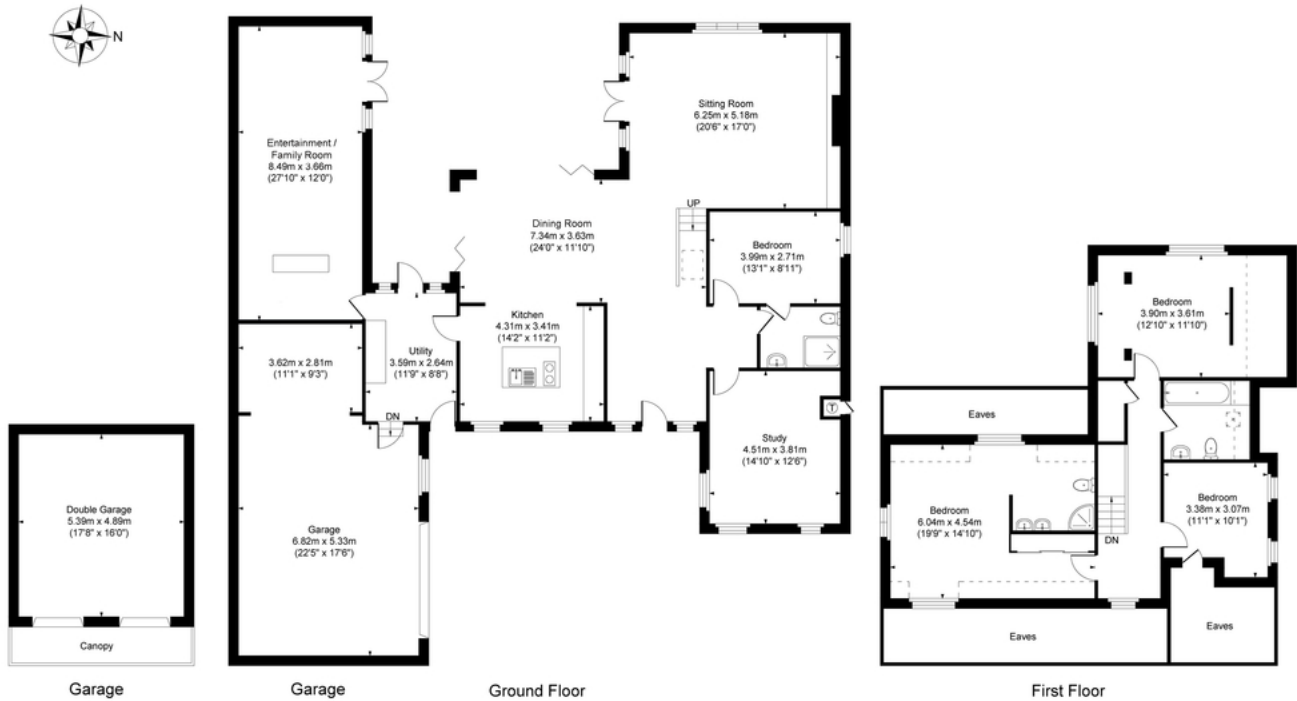


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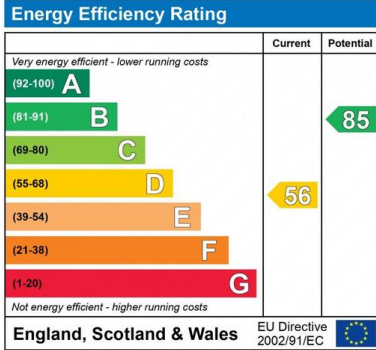
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Woodcote, Holloway, Priors Marston CV47 7RG
Main House Approx. Gross Internal Area:- 238.08 sq.m. 2562.76 sq.ft.
Garage Approx. Gross Area:- 73.63 sq.m. 792.55 sq.ft.
Total Approx. Gross Area:- 311.71 sq.m. 3355.31 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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