



BADGER COTTAGE
Priors Marston, Warwickshire

Carter Jonas

BADGER COTTAGE 4 ROEBUCK COURT PRIORS MARSTON WARWICKSHIRE CV47 7RQ

Reception Hall · Cloakroom · Sitting Room · Kitchen
Breakfast Room · Utility Room · Principal Bedroom with
En Suite · Two Further Bedrooms · Family Bathroom
Loft Area · Gardens · Double Carport

DESCRIPTION

Badger Cottage is beautifully finished in a dressed stone with bay window and porch and is complimented rear brick elevation. The property extends to around 1,356 sq ft and benefits from an additional open loft space which extends to an additional 269 sq ft. This space allows flexibility to be used as storage or could potentially be used as additional living accommodation (subject to planning), as the loft is floored with capped radiator points and electrics.

Thoughtfully designed to a high specification and includes:

- Air Source Heat Pump with zoned underfloor heating to the ground floor and radiators to the above.
- Double glazed windows with aluminium bi fold doors.
- Natural Limestone floor to the kitchen breakfast room and utility room. Tiled bathrooms
- French Panaget Oak Herringbone floor to the entrance hall, and carpeted elsewhere.
- Electric car charging point.
- 10 year builders warranty

ACCOMMODATION

The property has a large reception hall with part panelled walls and cloakroom off. Double doors open into both the sitting room and kitchen breakfast room providing a feeling of both space and connectivity.

AN INDIVIDUAL THREE BEDROOM DETACHED FAMILY HOME SITUATED IN AN EXCLUSIVE GATED DEVELOPMENT WITH THREE OTHER PROPERTIES IN WITH A DOUBLE CARPORT AND GARDENS BACKING ONTO COUNTRYSIDE.



The sitting room has a bay window, an attractive red brick fireplace with an open chimney and bifold doors opening onto the rear garden. The superb vaulted kitchen breakfast room has French doors and a full height side corner window allowing excellent natural light. The kitchen is designed and fitted by Jackson Stone Design bespoke cabinet makers, with a range of cabinets and granite tops with Perrin & Rowe kitchen furniture. A central island unit and space for sofa or dining table. Integrated appliances include oven, induction hob, fridge, freezer and dishwasher. A utility room is directly off the kitchen with bespoke cabinets, sink and space for laundry appliances.

The first floor offers a principal bedroom with an en suite shower room, two further good size bedrooms and a family bathroom comprising a bath, separate shower enclosure, toilet, washbasin, chrome heated towel rail and tiled floor.

OUTSIDE

Nestled behind electric gates which open into the development with an intercom system, the location is private within a landscaped setting. The property has a double detached carport. The rear garden has been beautifully landscaped and wraps around the side of the property with two patio areas and backs onto a paddock/ countryside.

LOCATION

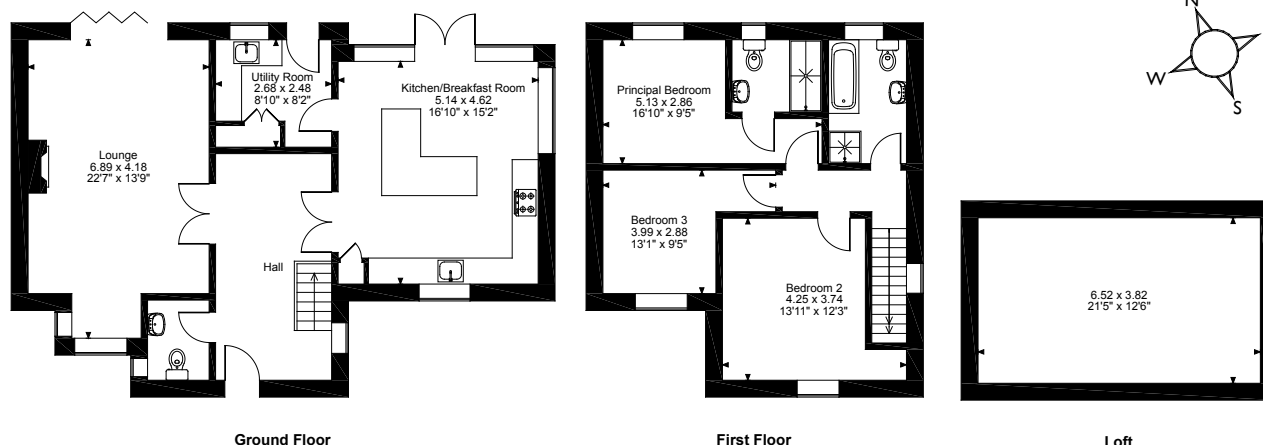
Priors Marston is an attractive South Warwickshire conservation village with rolling countryside and close to the borders of Northamptonshire and Oxfordshire. The village has a thriving local community with a popular public house, parish church, sports club and village hall.

The area benefits from excellent communication links to London, the Midlands and Birmingham International Airport from the M1, M40 and M6 and trains from Banbury and Leamington Spa. Recreational facilities nearby include Fawsley Hall Hotel and Spa and Hellidon Lakes Golf Club. With Leamington Spa, Warwick and Banbury nearby where you will find a range of independent shops and department store as well as leisure facilities.

There is a wide selection of schools within the area including the highly sought after primary school in the village called The Priors School.



Badger Cottage, Roebuck Court, Priors Marston
 Approximate Gross Internal Area
 House = 126 Sq M/1356 Sq Ft
 Loft = 25 Sq M/269 Sq Ft
 Total = 151 Sq M/1625 Sq Ft



Ground Floor

First Floor

Loft

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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