



DRAFT

ROEBUCK COURT SOUTHAM ROAD PRIORS MARSTON WARWICKSHIRE CV47 7RQ

THE DEVELOPMENT

Constructed by M S Ltd, the development is situated on the edge of this popular, picturesque village, off the Southam Road and will comprise four detached family homes.

Sheltered behind an electric gated entrance, the properties will be named Fox Grange, Partridge House, Hare Lodge and Badger Cottage. They will consist of one three bedroom detached house, one four bedroom detached house and two five bedroom detached houses. All four properties benefit from backing on countryside/ paddock land with landscaped gardens.

The quality of finish, and attention to detail will be evident, with the developer committed to excellence in each house.

LOCATION

Priors Marston is situated in the attractive South Warwickshire countryside 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.

There is a wide selection of schools within in the area including the highly sought after primary school, The Priors. Private schools in the area include Winchester House, The Carrdus, Bloxham, Beachborough, Bilton Grange, Stowe, Kings High and Rugby.

AN EXCLUSIVE GATED DEVELOPMENT, CONSISTING OF FOUR INDIVIDUAL DETACHED FAMILY HOMES. CONSTRUCTED TO A HIGH SPECIFICATION.



Badger Cottage

FOX GRANGE - PLOT ONE

- A stunning five bedroom detached family home, finished in a dressed ironstone façade, with attractive brick to the rear elevation.
- The property will extend to around an impressive 2,153 sq ft with attractive bay windows.
- A spacious reception hall will lead into a superb open plan sitting room with a redbrick fireplace, and opens into a dining area with a lantern ceiling window, and bifold doors, flood the room with excellent natural light. This extends into the superb kitchen designed and fitted by Jackson Stone Design bespoke cabinet makers, with an excellent range of units, a central island, with granite tops and Perrin & Rowe kitchen furniture.
- Integrated appliances to include CDA, Liebherr, Hotpoint or similar.
- A good study overlooks the front aspect, and the ground floor is completed with a utility room and cloakroom.
- The reception hall, living room and cloakroom will have herringbone French oak panaget flooring.
- The kitchen, dining room and utility will have Limestone flooring.
- The first floor will have three large bedrooms. The principal bedroom will have a vaulted ceiling and a well appointed dressing room and en suite.
- The second floor will comprise two further bedrooms and a shower room.
- Air source heat pump with underfloor heating to the ground floor and radiators on the upper floors.
- The property will have a large driveway and front garden, with landscaped rear gardens backing onto a paddock/ countryside.

Fox Grange & Partridge House Southam Road Priors Marston, Southam Approximate Gross Internal Area 200 Sq M/2153 Sq Ft



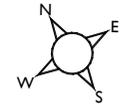
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



PARTRIDGE HOUSE - PLOT TWO

- A stunning five bedroom detached family home, finished in a dressed ironstone façade, with attractive brick to the rear elevation.
- The property will extend to around an impressive 2,153 sq ft with attractive bay windows.
- A spacious reception hall will lead into a superb open plan sitting room with a redbrick fireplace and opens into a dining area with a lantern ceiling window and bifold doors which flood the room with excellent natural light. This extends into the superb kitchen designed and fitted by Jackson Stone Design bespoke cabinet makers, with an excellent range of units, central island with granite tops and Perrin & Rowe kitchen furniture.
- Integrated appliances to include CDA, Liebherr, Hotpoint or similar.
- A good study overlooks the front aspect and the ground floor is completed with a utility room and cloakroom.
- The reception hall, living room and cloakroom will have herringbone French oak panaget flooring.
- The kitchen, dining room and utility will have Limestone flooring.
- The first floor will have three large bedrooms. The principal bedroom will have a vaulted ceiling and a well appointed dressing room and en suite.
- The second floor will comprise two further bedrooms and a shower room.
- Air source heat pump with underfloor heating to the ground floor and radiators on the upper floors.
- The property will have a large driveway, large carport and front garden, with landscaped rear gardens backing onto a paddock.

Fox Grange & Partridge House Southam Road Priors Marston, Southam Approximate Gross Internal Area 200 Sq M/2153 Sq Ft



Ground Floor **First Floor** **Second Floor**
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HARE LODGE - PLOT THREE

- A superb individual four bedroom detached house, finished in a dressed ironstone façade with attractive brick rear elevation.
- The property will extend to around 1,485 sq ft and have an additional open loft area, which extends to an additional 355 sq ft. This space could be used as storage and will be floored, have capped radiator points and electrics. A buyer could, (subject to planning) potentially create additional living accommodation.
- The house will have an impressive entrance hall with cloakroom off and utility room.
- The living space has a contemporary feel and is fully open plan providing really impressive modern living area.
- The sitting room area leads into the dining area with a central redbrick fireplace and bifold doors onto the garden. This leads into a splendid kitchen designed and fitted by Jackson Stone Design bespoke cabinet makers, with a range of cabinets and a central island with granite tops and Perrin & Rowe kitchen furniture.
- Integrated appliances to include CDA, Liebherr, Hotpoint or similar.
- The reception hall, living room and cloakroom will have herringbone French oak panaget flooring.
- The kitchen area and utility will have Limestone flooring.
- The first floor will offer four good bedrooms and two well appointed bathrooms.
- Air source heat pump with underfloor heating to the ground floor and radiators on the upper floors.
- Outside the property will have a carport with attached storage area. Landscaped gardens and private parking.

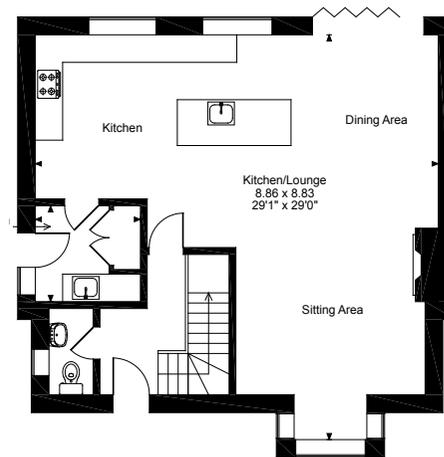
Hare Lodge, Roebuck Court, Priors Marston

Approximate Gross Internal Area

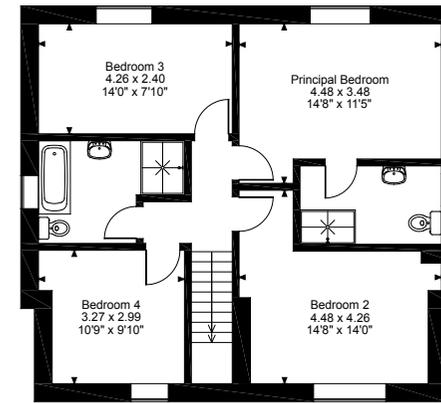
House = 138 Sq M/1485 Sq Ft

Loft = 33 Sq M/355 Sq Ft

Total = 171 Sq M/1840 Sq Ft



Ground Floor



First Floor



Loft

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BADGER COTTAGE - PLOT FOUR

· One of a kind, this individual detached house is finished in a dressed iron stone façade, with bay window and porch, which is complimented by an attractive brick rear elevation.

· The property will extend to around 1,356 sq ft. and have an additional open loft area, which extends to around 269 sq ft. This space could be used as storage and will be floored, have capped radiator points and electrics. A buyer could, (subject to planning) potentially create additional living accommodation.

· The large reception hall, has double doors opening into both the sitting room and kitchen breakfast room.

· The sitting room will have a bay window, an attractive red brick fireplace, and bifold doors opening onto the rear garden.

· A superb vaulted kitchen breakfast room, with bifold doors and a full height side corner window, flooding the room with excellent natural light.

· The kitchen will have a range of bespoke cabinets, with breakfast island and space for sofas or dining table. The kitchen is designed and fitted by Jackson Stone Design bespoke cabinet makers and will have granite worktops and and Perrin & Rowe kitchen furniture. Integrated appliances to include CDA, Liebherr, Hotpoint or similar.

· The ground floor is completed by a good utility room and cloakroom.

· The reception hall and cloakroom will have herringbone French oak panaget flooring. The kitchen and utility will have Limestone flooring.

· The first floor will have three bedrooms and two bathrooms.

· This property has a large double carport and parking and is complimented by landscaped gardens which extend from the rear, around to the side of the property and backs onto a paddock/countryside.

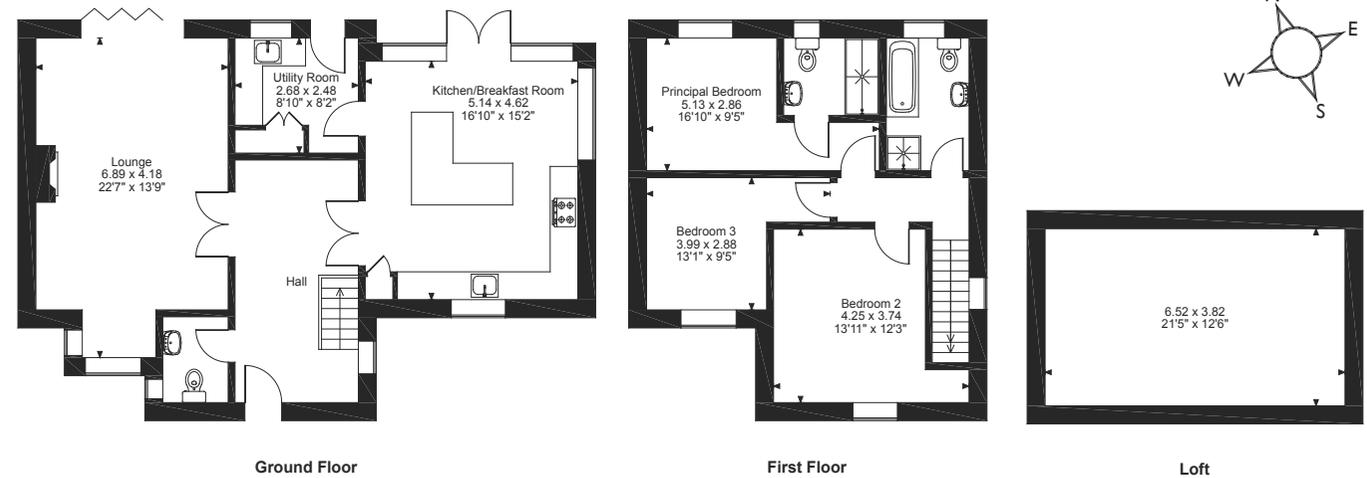
Badger Cottage, Roebuck Court, Priors Marston

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



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GENERAL INFORMATION

- Heating will be via an Air Source Heat Pump with zoned underfloor heating to ground floor rooms with radiators upstairs.
- Double glazed windows, Aluminium bifold doors and bespoke Oak front doors.
- Fireplaces will have open chimneys.
- Custom skirting boards, attractive plaster cornices.
- Natural Limestone floor to kitchen and utility areas.
- French Panaget Oak Herringbone flooring to entrance halls.
- Bespoke kitchen cabinets by Jackson Stone, with Granite worktops and Perrin & Rowe kitchen furniture.
- Integrated appliances to comprise hob, oven, extractor unit and dishwasher.
- Quality bathroom suites and furniture.
- Landscaped gardens with lawn and tumbled Limestone slabs.
- Provision for electric car charging points.
- Private electric entrance gates to the development with an intercom system.

Please note: The photographs on this page are examples of previous developments.





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