



1 Westfield Barns, School Lane, Priors Marston, Southam, Warwickshire,
CV47 7RR

HOWKINS &
HARRISON

1 Westfield Barns, School Lane,
Priors Marston, Southam,
Warwickshire, CV47 7RR

Guide Price: £250,000

A pretty stone and brick barn conversion situated in the heart of this most popular village and offered with no upper chain. Internally, the property benefits from a light and airy open plan sitting/dining room and fitted kitchen with integrated appliances. Upstairs are two bedrooms and family bathroom. Outside there is a private low maintenance garden and shared drive.

Features

- Pretty stone and brick barn conversion
- Sitting/dining room, double glazing
- Fitted kitchen with integrated appliances
- Small entrance hallway
- Two bedrooms and bathroom
- Private courtyard garden
- Shared drive
- No upper chain
- Lovely village location
- Energy Rating- TBC



Location

Priors Marston is a pretty Warwickshire village with St Leonard's parish church, primary school and nursery, post office, The Hollybush Inn public house, village hall and Priors Sports & Social club with shopping at Southam (approx. 5 miles) and the market town of Daventry (approx. 7 miles), Rugby, Leamington Spa and Banbury are also close by.



Ground Floor

An entrance hall provides a useful storage recess and houses the electric boiler units. A light and airy sitting/dining room features a stone fireplace. There is a window to the front, stairs to first floor and French doors leading the garden. The kitchen is fitted in a range of modern cabinets, with work surfaces and sink with drainer. Integrated appliances comprise of oven, hob and fridge and there is plumbing for a washing machine.

First Floor

The spacious master bedroom has a window incorporating a sky light to the front. The second bedroom has sky light and also a window to the side. Bathroom is fitted with W.C, washbasin and panel bath with screen and shower. There is tiling to splash areas.

Outside

The property is accessed via a shared gravel driveway. A gate leads into the private low maintenance garden, which features a spacious sun terrace, lawn and is enclosed by a combination of timber fencing and walls.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 01327 316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Stratford-on-Avon

Tel: 01789267575

Council Tax Band – D

**HOWKINS &
HARRISON**

AWAITING EPC

Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.



rightmove
find your happy

