



**PARTRIDGE HOUSE**  
Priors Marston, Warwickshire

**Carter Jonas**

## PARTRIDGE HOUSE 2 ROEBUCK COURT PRIORS MARSTON WARWICKSHIRE CV47 7RQ

Reception Hall · Cloakroom · Open Plan Kitchen, Dining Room and Sitting Room · Study · Utility Room  
Principal Bedroom with Dressing Room & En Suite  
Four Further Bedrooms · Two Bathrooms · Front & Rear Gardens · Large Carport · Parking

### DESCRIPTION

Beautifully finished in a dressed ironstone façade with a contrasting rear brick elevation. The property extends to an impressive 2,153 sq ft and offers flexible offers accommodation.

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 and utility room.
- French Panaget Oak Herringbone floor to the entrance hall, sitting room and dining room.
- Quality bathroom suites and furniture
- Electric car charging point.
- 10 year builders warranty

### ACCOMMODATION

The spacious reception hall leads into a superb open plan sitting room comprising a redbrick fireplace with an open chimney and opens into a dining room with a lantern ceiling window and bifold doors which floor the room with excellent natural light. This extends into the superb kitchen designed and fitted by Jackson Stone Design bespoke cabinet makers, with a range of cabinets and granite tops. A large central island with Perrin & Rowe kitchen furniture. Integrated appliances include a gas cooker range, fridge, freezer and dishwasher. The utility room and a study overlooking the front aspect complete the ground floor.

**A STUNNING BRAND NEW FIVE BEDROOM DETACHED FAMILY HOME SITUATED IN AN EXCLUSIVE GATED DEVELOPMENT WITH THREE OTHER PROPERTIES IN A HIGHLY REGARDED SOUTH WARWICKSHIRE VILLAGE.**



The principal bedroom suite comprises a large vaulted bedroom with panelled headboard and side lights, a well appointed en suite to comprise bath, separate shower enclosure, vanity unit with two granite sinks and opens into a dressing room with fitted wardrobes. There are two further double bedrooms and a well appointed family bathroom. The second floor has two bedrooms and an en suite shower room.

#### **OUTSIDE**

Nestled behind electric gates, which open into the development, with an intercom system, the landscape setting is private. The rear garden is professionally landscaped with patio areas and has stocked borders and a central lawn. The property has a large carport with a car charging point and blocked paved driveway.

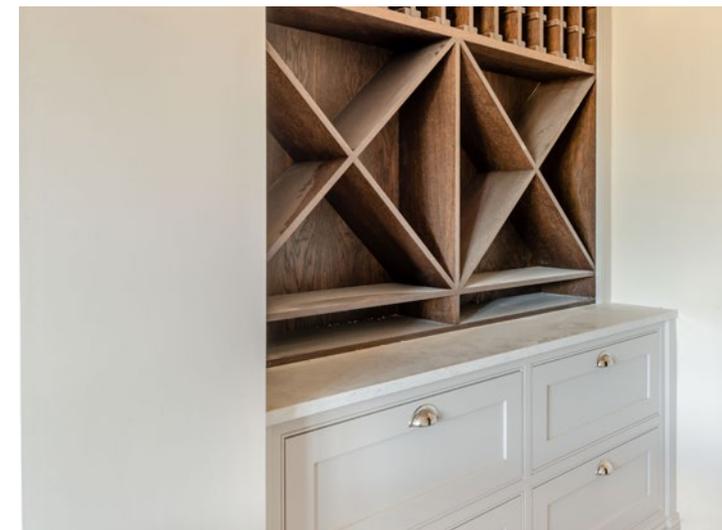
#### **LOCATION**

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.

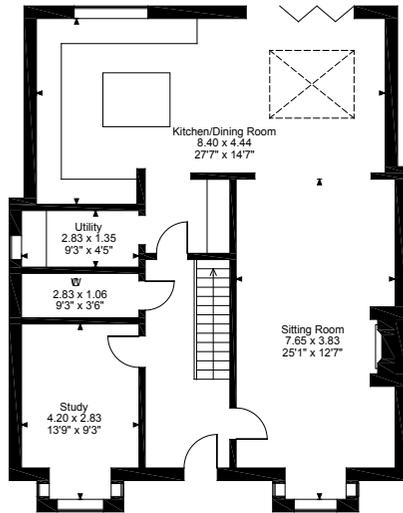
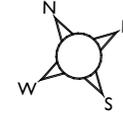
The area benefits from excellent communication links to London, the Midlands and Birmingham International Airport from the M1, M40 and M6 and trains from Banbury and Leamington Spa.

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.

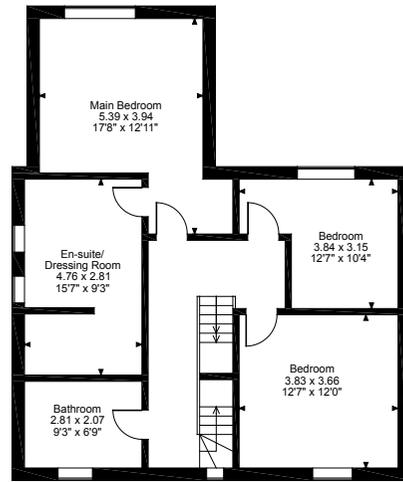
There is a wide selection of schools within the area including the highly sought after primary school in the village called The Priors School and secondary schooling can be found at Southam College which is currently Ofsted rated as Outstanding. Private education is at Princethorpe, Rugby, Winchester House, The Carrus, Bloxham, Beachborough, Bilton Grange, Stowe and Kings High.



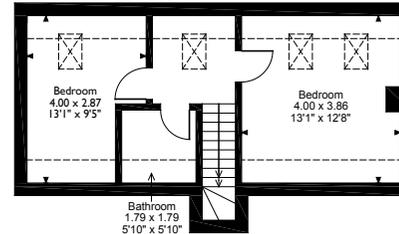
Fox Grange & Partridge House  
 Southam Road Priors Marston, Southam  
 Approximate Gross Internal Area  
 200 Sq M/2153 Sq Ft



Ground Floor



First Floor



Second Floor

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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