# Marston Meadows Farm
# Warwickshire

CV47 7SU

GODFREY-PAYTON
CHARTERED SURVEYORS



# Four Bedroom Detached Property with Paddock

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## Summary of Accommodation

- Four Bedroom Detached House
- Large Wrap Around Gardens
- Three Reception Rooms and Conservatory
- Close To Priors Marston
- Suitable For Agricultural Workers Only
- Paddock Measuring 0.75 acre included
- Private Driveway
- Double Garage
- Scope To Extend (Subject To Planning)
- Rural Location





Located in the South Warwickshire countryside on Southam Road, close to Priors Marston, is this excellent opportunity for Agricultural buyers to purchase a spacious Four Bedroom Detached Family Home, occupying circa 1.38 acres in total, including a paddock of 0.75 acres.

Marston Meadows Farm offers a pretty tree-lined private driveway, spacious grounds, a large wrap around garden, three reception rooms, a double garage and scope to make a wonderful family home.

Please be advised, this property is subject to an Agricultural Planning Condition, requiring occupiers of the property to work or have worked in Agriculture.







**Marston Meadows Farm comprises in further detail:**
The property is approached from Southam Road via a private driveway leading through a tree-lined drive with grounds laid with lawn, to a large fenced fore garden largely laid with lawn, driveway offering parking, a double garage and to a private main entrance door to leading to:

**Entrance Hall**
With obscured windows to front aspect, ceiling light point, coving, exposed staircase, tiled flooring, radiator and doors to Ground Floor Shower Room, Study, Second Reception Room, Kitchen, and:

**Reception Room One**
Dual Aspect overlooking the fore garden and entrance grounds, and a window overlooking the rear garden, with two ceiling light points, radiator, tiled flooring feature stone fireplace with shelving areas and tiled hearth, with door opening to:

**Conservatory**
With windows to front, side and rear aspects, French doors to front aspect opening to wrap-around garden, three ceiling light points, two radiators and wood-effect flooring.

**Ground Floor Shower Room**
Obscured window to front aspect, ceiling light point, fully tiled walls, tiled flooring, radiator and suite comprising: low-level flush toilet, pedestal wash hand basin and corner shower cubicle with glass doors and wall-mounted shower.

**Study**
Window to front aspect, ceiling light point, fitted shelving and radiator.

**Reception Room Two**
Window to rear aspect, ceiling light point and radiator.

**Breakfast Kitchen**
Window to rear aspect overlooking the rear garden and paddock, two ceiling light points, coving, partially tiled walls, tiled flooring, radiator and fitted kitchen comprising: range of wooden wall, drawer and base units with work surface over, inset one bowl sink with drainer and mixer tap, integrated double oven, gas hob with cooker over, and fridge. With door to:

**Utility**
Window to front aspect, door to the rear garden, loft hatch, ceiling light point, fully tiled walls, radiator, quarry tiled floor, recess to chimney with shelving, work surface with undercounter space and plumbing for washing machine and tumble dryer, and door to pantry with shelving.

**First Floor Accommodation**
The first floor is approached via an open turning staircase leading to:

**Gallery Landing**
With window to front aspect overlooking the fore garden and entrance grounds, ceiling light, coving, radiator and doors to:

**Airing Cupboard**
Ceiling light point, wall-mounted gas boiler and hot water tank.

**Bedroom One**
Window to front aspect, ceiling light point and radiator.

**Bedroom Two**
Window to rear aspect overlooking rear garden and paddock, with ceiling light and radiator.

**Bedroom Three**
Window to rear aspect, ceiling light point and radiator.

**Bedroom Four**
Window to front aspect, ceiling light point and radiator.

**Family Bathroom**
Obscured window to rear aspect, ceiling light point, fully tiled walls, tile effect flooring, radiator and suite comprising: low-level flush toilet, paneled bath with mixer tap and wall-mounted shower over with glass screen, and pedestal wash hand basin.

**Outside**

**Double Garage**
Accessed via the driveway or Rear Garden with a double up-and-over door to front aspect, window and door to rear aspect, with two ceiling light points, internal storage unit and shelving.





**Wrap Around Garden**
Laid largely with lawn with planted beds, hedgerow, shrubs and trees, providing access to the driveway, LPG tank and paddock to the rear.

**Paddock**
Accessed via the Rear Garden, fenced entirely, measuring circa 0.75 acres.

**Agricultural Occupancy Restriction**
Please be advised that the property is subject to an Agricultural Occupancy Restriction which restricts the occupancy of the property to someone employed, or last employed, locally in agriculture, or someone who is a dependent of such a person.

**Council Tax**
The property is located under Stratford-On-Avon Council and has a tax band rating of: F.

**Energy Performance Certificate**
The property has an EPC rating of E:47.

**Agent Notes:**
1. The property benefits from rights of way over the entrance to neighbouring properties, leading to the private driveway of the property.

2. The heating and hot water in the property is serviced by LPG, the tank of which is located to the left side of the house.

3. The property is to be registered with Freehold Title on completion of the sale by the purchasers solicitor/conveyancer.

4. The rear of the paddock adjoins the River Itchen.

5. Please be advised that the property is within close proximity to Meadow View Pet & Equine Crematorium.

Please be advised that this information has been provided to Godfrey-Payton by the vendor. Godfrey-Payton confirm that they have not checked the legal documentation to verify the status of the property or any information provided about the property, and therefore advise any interested party to confirm the same via their solicitor and/or surveyor.

**Fixtures & Fittings**
Please note that only those items expressly mentioned in these sales particulars are to be included in the agreed sales price of the property.

**Services**
Godfrey-Payton understands from the vendor that all mains drainage, electricity and water are connected to the property, however Godfrey-Payton has not obtained verification of this. We advise any interested party to confirm the same via their Solicitor / Surveyor before committing to purchase the property.

**Tenure**
Godfrey-Payton have been informed that the property is Freehold. However, we have not checked the legal title of the property and therefore encourage all interested parties to confirm the legal status of the property.

**General Information**
Please note, these sales particuars have been prepared in good faith and do not form part of the legal contract for the sale of the property due to the possibiity of omissions and/or errors.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters affecting the legal title.

Godfrey-Payton has not verified the structural status, ownership, tenure, planning / building regulation approval, or the availability and operation of services or appliances at the property.

Godfrey-Payton reccomends all interested parties to seek validation of the above information with their solicitor / surveyor before comitting to purchasing the property.



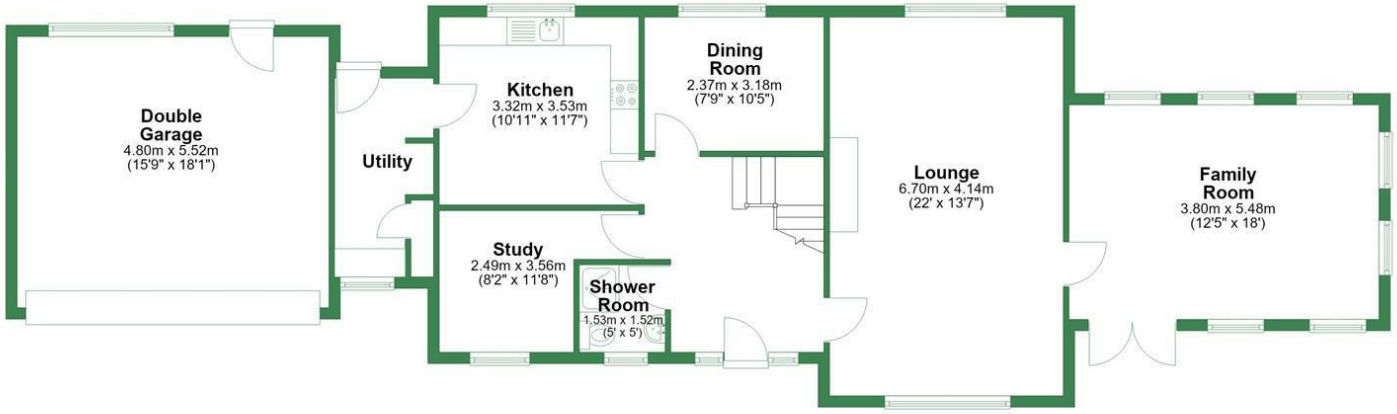






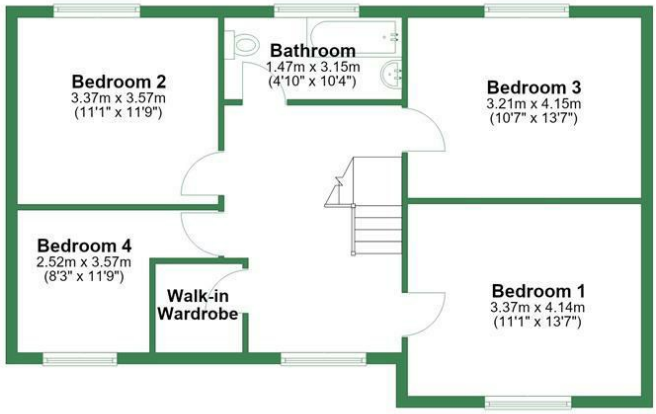
## Ground Floor

Approx. 123.2 sq. metres (1325.7 sq. feet)



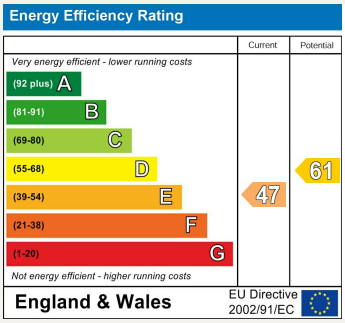

## First Floor

Approx. 68.6 sq. metres (738.6 sq. feet)




Total area: approx. 191.8 sq. metres (2064.3 sq. feet)




The Property Ombudsman

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## INFORMATION

### Viewings

To be arranged via Godfrey-Payton on:
01926 492 511

### Website

For more information visit our website:
www.godfreypayton.co.uk

### Opening Hours

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|---|---|
| Monday | Friday 9.00am - 5.30pm |
| Saturday | By Appointment Only |
| Sunday | Closed |

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**Jessica Blyth-Mallett BA(hons) MNAEA**
Head of Residential Sales & Lettings
jessica.blyth-mallett@godfrey-payton.co.uk