



## KEYS LANE

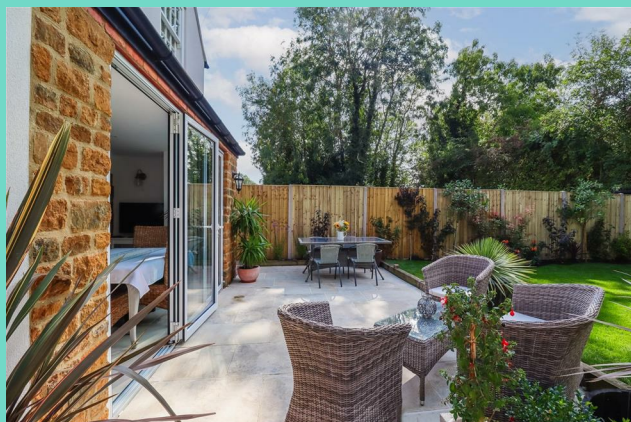
PRIORS MARSTON CV47 7SA

GUIDE PRICE £900,000  
FREEHOLD

Set within the picturesque and highly sought-after village of Priors Marston, this beautifully enhanced four-bedroom cottage offers the perfect blend of period character and modern living. Dating back to the early 1900s, the home has been thoughtfully improved throughout, providing generous accommodation and timeless charm. Surrounded by the tranquillity of its rural setting, it presents a rare opportunity to enjoy village life in one of the area's most prestigious locations.

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- Characterful Home • Stunning Features Throughout • Parking For Multiple Vehicles • Village Location • Enclosed Rear Garden • Utility Room • Downstairs W/C • Versatile Home • Open Plan Kitchen/Diner • High Quality Finish



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## Ground Floor:

-You are welcomed into the home through a central entrance hallway, which provides access to all the main rooms within the property.

-At the front of the home lies a charming lounge, brimming with character and featuring an open fire. Bathed in natural light, it provides the perfect place to unwind in the evenings.

-The open-plan kitchen and dining area has been completed to a high standard, perfectly complementing the character of the home. The kitchen itself features a stylish range of wall and base units, a central island, and integrated appliances including a dishwasher, wine cooler, and Belfast sink, with space provided for a Range-style oven and fridge/freezer. Seamlessly connected, the dining area offers ample room for a family table and is enhanced by a feature fireplace with log burner. Bi-folding doors open out to the rear garden, allowing natural light to flood the space and creating a wonderful indoor-outdoor flow.

-To the rear of the home is a versatile reception room, currently used as a formal dining space but equally well-suited as a comfortable sitting room or family room. This characterful room enjoys lovely views over the rear garden through three sets of French doors, while a further feature fireplace with log burner adds warmth and charm. A stunning oak beam draws the eye to the height of the vaulted ceiling, which is further enhanced by skylights that flood the space with natural light.

-Conveniently located just off the hallway, the utility room offers additional fitted storage and is equipped with a Belfast sink, freestanding fridge/freezer, and integrated washing machine and dryer. Thoughtfully designed for practicality, it also provides direct access to the rear garden.

-The downstairs accommodation is further enhanced by a well-presented

guest W/C and additional fitted storage.

## First Floor:

-The main bedroom, situated at the rear of the home, is a generously sized double room that exudes luxury. It features its own W/C, along with a freestanding copper bathtub and hand basin, creating a truly indulgent and relaxing retreat.

-Bedrooms two and three are further double rooms, beautifully finished to reflect the character and style of the rest of the home.

-Bedroom four is a single room, equally well-suited as a home office, nursery, or flexible additional space to meet your needs.

-The family shower room is conveniently located close to all bedrooms and features a luxurious tiled suite, complete with a glass shower cubicle and hand basin.

## Exterior, Garden and Further Property Information:

-Leading from the home, the property boasts a spacious and enclosed rear garden, primarily laid to lawn. It features a patio, a raised seating area, established foliage borders, and offers a real sense of privacy—perfect for outdoor entertaining or relaxing in a tranquil setting.

-Additional benefits include driveway parking for multiple vehicles, gas central heating, and double glazing throughout the home.

-Set amidst the beautiful South Warwickshire countryside and with a wealth of local amenities close at hand, this charming home offers the very best of rural village living.

## Important Property Details:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: F

Council Tax Band: D



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Total area: approx. 196.9 sq. metres (2119.6 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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