



**KEYS LANE**  
**PRIORS MARSTON CV47 7SA**

**GUIDE PRICE £525,000**  
**FREEHOLD**

Set within the highly sought-after village of Priors Marston, this thoughtfully extended two-bedroom period cottage is brimming with character and charm throughout. Offering idyllic countryside living, this lovely home provides a wonderful opportunity for its next owners.

# KEYS LANE

- Characterful Period Cottage • 2 Bedrooms • 2 Reception Rooms • Village Location • Gated Off Road Parking • Manicured Garden • Garage • Close To Amenities



## Ground Floor:

-Upon entering the property, you are welcomed into a spacious central entrance hallway, complete with a useful storage cupboard and offering access to all principal rooms within the home.

-At the heart of the home, you will find the attractive kitchen, finished with oak base units in keeping with the character of the property and offering ample space for freestanding white goods.

-The kitchen seamlessly flows through to the dining room, creating a spacious and wonderfully inviting area for family mealtimes and entertaining guests. This room is flooded with natural light thanks to the French doors that open onto the patio area.

-The lounge is generously proportioned and full of character, much like the rest of the property. This cosy and inviting space offers a truly homely feel, enhanced by the feature fireplace and log burner.

## First Floor:

-The main bedroom is a substantial double room featuring exposed beams that enhance its idyllic character. This impressive space also benefits from a dedicated dressing area, built-in wardrobes, and a shower area.

-Bedroom two is a further double bedroom, also featuring wooden beams and offering bright and airy accommodation.

-The bathroom is conveniently situated between both bedrooms and is finished with a newly renovated suite, complete with a shower over the bath, hand basin and WC.

-The first floor also benefits from a substantial landing, currently being used as a study area and also lending itself perfectly as a reading nook.

## Garden, Exterior & Further Property Information:

-Leading outside, this picturesque home also benefits from a good-sized front garden, laid mainly to lawn with mature borders and a patio area, offering the perfect spot for al fresco dining throughout the summer months.

-The home also benefits from a large garage, ideal for storage or use as a workshop or home gym, and is complete with electrics and an EV charging point.

-A private gated driveway provides off-road parking, and the property further benefits from gas central heating and double glazing throughout.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities and excellent road links nearby, this beautiful home offers rural community living at its finest.

## Important Property Information:

Tenure: Freehold

EPC: D

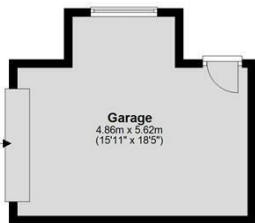
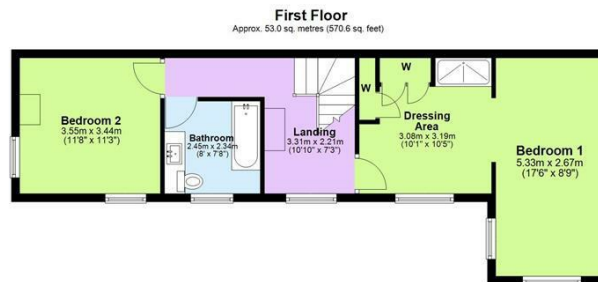
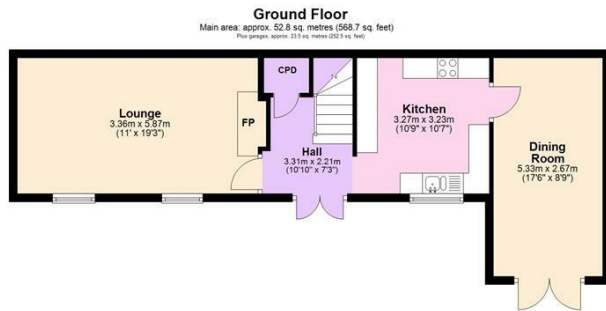
Council Tax Band: E

Local Authority: Stratford On Avon District Council



## KEYS LANE





Main area: Approx. 105.8 sq. metres (1139.3 sq. feet)  
Plus garage: approx. 23.5 sq. metres (252.5 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 inspectors.  
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>			<b>79</b>
(55-68) <b>D</b>	<b>64</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

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk