



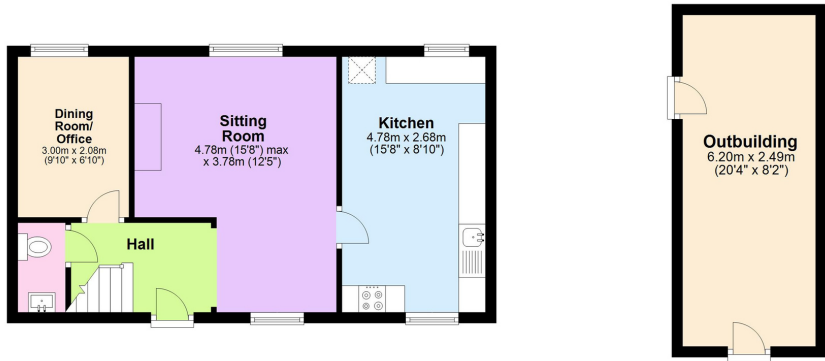
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**campbells**  
*of Priors Marston*

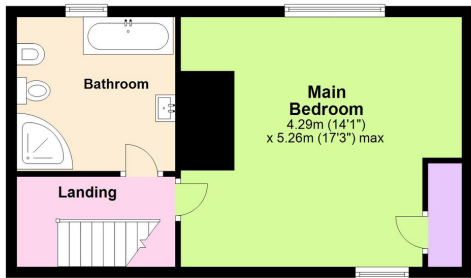


1 Bedroom | 1 Bathroom | 2 Reception Rooms | On Road Parking

Ground Floor



First Floor



# HONISBERIE

PRIORS MARSTON, CV47 7RQ

- ✓ Abundance of Character Features
- ✓ Fantastic Outbuilding
- ✓ Useful Mezzanine
- ✓ Friendly Village Location
- ✓ Wonderful Bathroom
- ✓ Exposed Beams
- ✓ Secluded Rear Garden
- ✓ Log Burning Stove
- ✓ Grade II Listed

## LOCAL PROPERTY EXPERT JEREMY TAYLOR



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jeremy@campbell-online.co.uk Amanda, NN11 about Jeremy

We recently used Campbells Estate Agents to sell our family home. Jeremy Taylor offered unwavering support throughout the whole process; from the first viewing to value the property to the very minute of completion. The house was a 'fixer upper' and therefore potentially difficult to sell but the dedication of Jeremy Taylor ensured we got a sale quickly. Any time we hit a problem he worked tirelessly to keep everything on track. I would recommend Jeremy and Campbells Estate Agents to anyone in this area to handle the sale of their property.

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.





**'Honesberie' a Grade II listed property, presents a fabulous mix of 'charm, character and cosiness,' in a lovely village location and would be a fabulous property for a first time buyer**

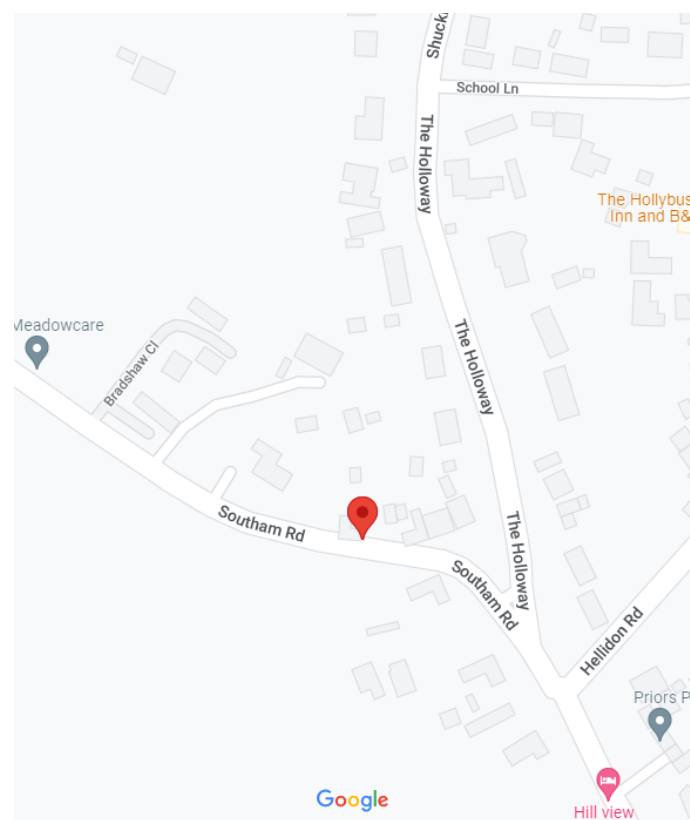
Following the path - that leads under an archway between Honesberie and the neighbouring property - will bring you to the small courtyard at the rear of the property. Here you will find the stunning door, adorned with beautiful stained glass windows, that leads in to Honesberie. Having entered the cottage via a welcoming hallway, you will immediately be struck by the character that exudes throughout this gorgeous little property. The principal room on the ground floor is the sitting room that has dual aspect windows providing an abundance of natural daylight. The centrepiece of the living room is the multi-fuel stove that sits in the old fireplace with a gorgeous beam above. It is very easy to imagine how cosy this room will be when the fire is lit and the curtains are drawn on a cold winter's evening. Leading through from the sitting room takes you in to the surprisingly spacious kitchen. This is also a dual aspect room and offers an eclectic mix of built in and free standing units. The second reception room at Honesberie will provide you with a number of options, depending on your particular needs. This room has previously been used at various times as a dining room, a home office and also as a downstairs bedroom - and it is ideal for each of these purposes. Completing the downstairs accommodation is a very handy WC. Taking the stairs to the first floor you will discover a fabulous bedroom and bathroom both leading from the very quaint landing.

The bedroom provides a genuine 'WOW' with an array of exposed beams and a gorgeous wooden floor. Measuring circa 4m x 5m, this is an enormous bedroom, so you do not need to worry about having sufficient room for wardrobes and other bedroom furniture. If for any reason you are in need of more space, then do not fret, Honesberie keeps on giving! Immediately above the bedroom is a large mezzanine area. With a fitted step ladder to provide access, this space could be used as a home office or just to provide some fantastic storage space. The bathroom is a truly unique room, with more exposed beams adorning the quirky curved walls - the absolute epitome of what you would expect an English character cottage to offer. The bathroom is a generous size and provides a stand-alone shower cubicle, a bath, a bidet, a low level WC and pedestal basin. Venturing back outside you will discover a real added bonus of Honesberie in the shape of a fabulous outbuilding. This wonderful space can provide you with all manner of options. It is sufficiently spacious to be converted into a self-contained annexe or conversely would make a wonderful studio or workshop. In addition to this amazing room there is also a small brick built garden shed to provide handy storage space for your lawnmower and other garden tools. Taking a short walk along the garden path will bring you to the secluded rear garden. This is predominantly laid to lawn and provides a very quiet place to sit and relax throughout the summer months.



## Location

Priors Marston is a truly gorgeous Warwickshire village located in close proximity to the neighbouring county borders of Oxfordshire and Northamptonshire. The village itself offers a wide variety of amenities for its residents, including an extremely popular primary school, a Post Office, a church, a very traditional country pub (The Hollybush,) a village hall and a thriving sports club. If you are a golf enthusiast, you will discover Hellidon Lakes Golf Club just five minutes' drive away. For those that enjoy a walk, there are numerous bridleways and country walks to be found and if a canal-side walk appeals, then you will discover that at 'Marston Doles' on the road that leads to the market town of Southam. Whilst Southam is just six miles away, not much further afield you have the choice of Banbury, Leamington Spa, Warwick and Stratford-upon-Avon, whilst access to both the M1 and M40 are nearby.



Council Tax: Band C EPC: Rating N/A

**"A truly unique, quirky country cottage, perfect for the first time buyer or investment opportunity"**

