

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

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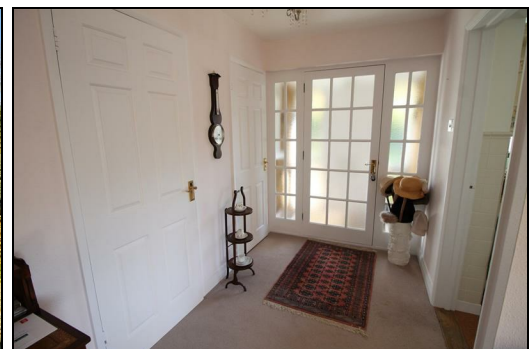
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**Driftwood School Lane, Southam  
Warwickshire CV47 7RR**

**£695,000**

\*\*\* Beautiful village location \*\*\* FIVE DOUBLE BEDROOMS \*\*\* Double garage \*\*\* Bedrooms one, two and three with en-suite \*\*\* Approx 1/2 acre plot \*\*\* Ample parking \*\*\* Generous living space throughout \*\*\* Viewing is strongly recommended \*\*\*





Stonhills are pleased to offer this substantial FOUR BEDROOM EXTENDED detached bungalow situated within the popular village of Priors Marston.

The current footprint of the bungalow is an impressive size, at over 2000 sq ft. With two reception rooms, kitchen/breakfast room, four double bedrooms, three with en-suites, an impressive 23'7 x 17'4 master bedroom (which is currently being used as snooker/games room) a double garage and lots of storage throughout, all go towards making this a very desirable property.

The extended part of this property could easily be changed in to a self contained annexe or separate private dwelling, subject to the necessary permissions and consents.

Priors Marston is a quintessential Warwickshire village and is located within easy reach of the M1, M40 and M6, all a mere 20 minutes away. Village facilities include The Hollybush Inn, The Priors School, for children up to the age of 11. There is a part time post office and a Sports and Social Club and the Priors Hall, where many village activities are organised. The Market town of Southam is approximately 6 miles away for shopping. There are trains to London from Leamington Spa, Rugby, Banbury and Coventry.

Viewing is strongly recommended

FRONT

Access to the property is gained via a private drive, which is shared with one other property. This leads to the double garage and the and parking spaces either side of the front garden.

The garden is mainly laid to lawn, with a concrete path leading to the front door and mature flowing borders, shrubs and trees.

ENTRANCE

Stepping through the front door into the entrance area. Another door then gives access into the entrance hall. Off the entrance hall is the guest w/c and next to this is a large walk in pantry style cupboard. There are further cupboards for storage.

DINING ROOM

22'0" x 10'0" (6.71m x 3.05m)

The hallway is open plan into the dining area, which has an attractive exposed stone wall and large double glazed window overlooking the garden. The dining area is in between the kitchen and drawing room, so there is the possibility of being able to open up the entire space.

KITCHEN/BREAKFAST ROOM

17'10 x 8'4 (5.44m x 2.54m)

The breakfast kitchen is fitted with a range of wall and base units in a shaker style, with integrated appliances including a 'Neff' dishwasher, 'Neff' double oven, under counter fridge/freezer, ceramic hob with extractor hood over, 'Neff' washer/dryer and a stainless steel sink set into the work surface

The kitchen also has two large windows to the front elevation, as well as a glazed door which gives access outside.

DRAWING ROOM

20'11 x 11'11 (6.38m x 3.63m)

A lovely bright room benefits from having two large windows that overlook the side and rear gardens and a patio door gives access out. The drawing room features a large central fireplace, which has a stone surround and brings together the traditional aesthetic of an open fire, with the convenience of a gas fire.

BEDROOM ONE/GAMES ROOM

23'7 x 17'4 (7.19m x 5.28m)

Located in the extended part of the property, this vast room could make a fabulous master suite.

With a large exposed beam as you enter the room, a feature stone clad wall at one end with a shallow ornamental fireplace and exposed beam above and two large windows allow lots of natural light to come into the room.

The room is currently pictured with a full size snooker table in it, which gives you a good idea of the space that is available.

Off the games room/bedroom is a full bathroom, which is fitted with a modern suite comprising of a panelled bath with shower over, low level flush w/c and vanity wash hand basin with storage below.

BEDROOM TWO

15'2" x 11'11" ( 4.64 x 3.64 )

Currently used as the master bedroom, with a built in wardrobe and large window overlooking the rear garden.

BEDROOM THREE

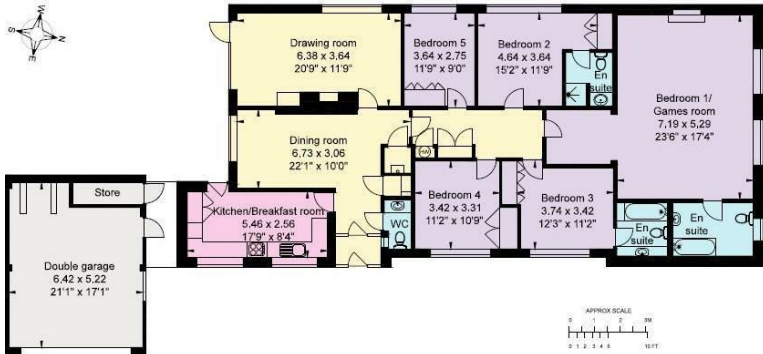
12'3 x 11'2 (3.73m x 3.40m)

Located at the front of the property and pictured with twin beds, bedroom three again continues with the excellent level of storage available throughout the property, having built in double wardrobes and a large window overlooking the front garden.

The en-suite is of a good size and has a panelled bath with shower over, large vanity wash hand basin with storage below and a low level flush w/c.

BEDROOMS FOUR and FIVE

Both bedroom four (11'2 X 10'8) and bedroom five 11'9 x 9' have built in wardrobes.



Driftwood  
Priors Marston



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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.