

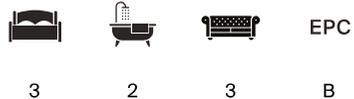


## MARSTON GRANGE

Shuckburgh Road, Priors Marston, Warwickshire



# A DETACHED CONTEMPORARY CEDAR-CLAD, ARCHITECT-DESIGNED HOUSE WITH AN OUTSTANDING VIEW



Local Authority: Stratford on Avon District Council. Telephone: 01789 267575

Council Tax band: G

Services: All mains services. Gas-fired central heating. Telephone and super-fast broadband with fibre to premises.  
Electric Vehicle charging point. Solar panels. Thermally efficient.

Fixtures and fittings: The vendors' solicitor will provide a fixtures and fittings schedule of items included and excluded from the sale, and those available by separate negotiation. The breakfast bar lighting, dining room chandelier and garden planters and statuary are specifically excluded.

Directions (CV47 7RS)

What3words: ///slips.snow.clef

Tenure: Freehold

Viewing: By prior appointment only with the agents

# ACCOMMODATION & AMENITIES

Porch

Entrance hall

Kitchen/dining/family room

Pantry/ utility room

Cloakroom

Sitting room

Garden room First floor laundry

Principal bedroom with en suite bathroom

2 Further bedrooms

Family bathroom

Office / Sitting room / Bedroom 4

Covered balcony with beautiful views

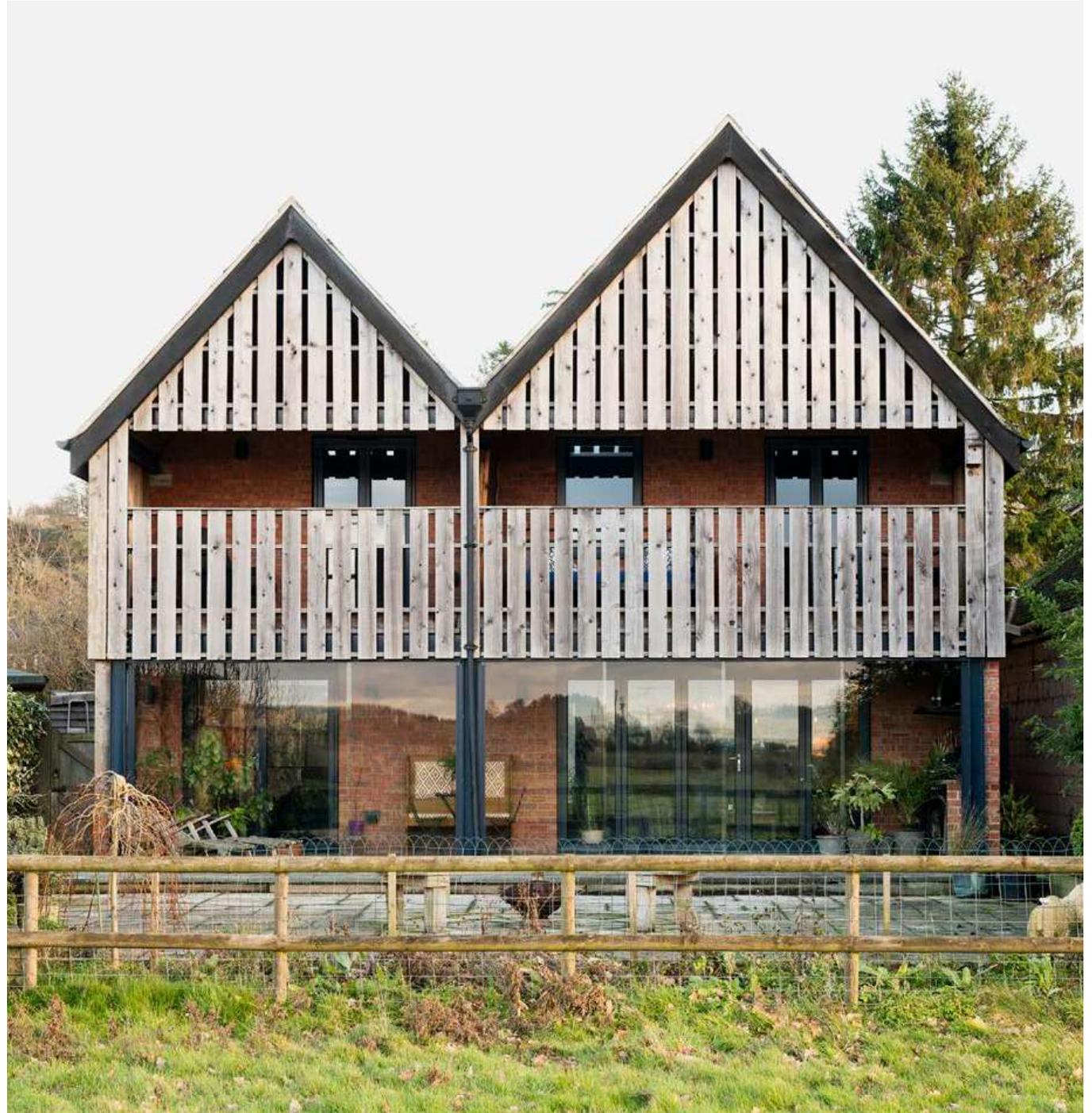
About 2,466 square feet

EPC Rating = B

Ample parking

Low-maintenance garden with flower,  
vegetable and fruit borders.

Leamington Spa 14 miles, M40 (J11) 13 miles,  
Banbury 14 miles (intercity trains to London  
Marylebone from 55 mins), Rugby 15 miles (intercity  
trains to London Euston from 48 mins), Warwick  
16 miles, M1 (J16) 15.5 miles, Oxford 37 miles.  
(times and distances approximate).





## SITUATION

Priors Marston is a Conservation village situated in attractive South Warwickshire countryside close to the borders of Northamptonshire and Oxfordshire. Made up of many period houses, the village has a thriving community, with a post office, parish church, sports club, tennis club, village hall, popular public house, as well as a highly regarded and well-supported independent primary school. The Oxford Canal and the Jurassic Way long-distance path run nearby.

The nearby towns of Southam and Daventry (with a Waitrose) provide additional everyday requirements, with the larger centres of Leamington Spa, Warwick, Banbury, Stratford-upon-Avon and Rugby offering more extensive facilities.

Communication links with the M40 (J11) Banbury, about 14 miles for the south, or the M40 (J12) at Gaydon for the north. The M1 (J16), Upper Heyford, is about 15.5 miles for London and the south or the M1 (J18) Crick, about 16 miles for the north. Mainline railway stations providing regular services to London and the north from Banbury (to London Marylebone from 55 mins) and Milton Keynes (London Euston from 35 mins), or Leamington Spa to Birmingham and the north.

Independent schools include prep schools at Bilton Grange, Winchester House at Brackley, Quinton House in Northampton and senior schools at Princethorpe, Warwick Boys School and King's High for Girls in Warwick. Rugby, Bloxham and Stowe Schools, as well as Lawrence Sheriff Grammar School for Boys in Rugby. Sporting activities include racing at Stratford-upon-Avon and Warwick, golf at Staverton and Hellidon Lakes Country Club (with gym, pool and 10-pin bowling). Clay pigeon shooting at the edge of the village.



# THE PROPERTY

Completed in the summer of 2016, with high levels of insulation to create an energy-efficient home, with B rating Energy Performance Certificate, electric car charger and solar panels. The house is designed with an open-plan layout to the ground and first floors, with bifold doors opening to the garden room leading to the rear garden and the wonderful rural view over traditional Warwickshire ridge and furrow grassland, with a built-in barbecue. With oak flooring to the ground floor with underfloor heating, the kitchen is fully fitted with an Everhot cooker and opens to the dining area and family seating area with a stylish free-standing Norwegian gas fire. With a ground floor cloakroom, WC and large utility room/ pantry for storage. The laundry is on the first floor for ease. The sitting room and garden room provide separate reception areas to the main open-plan space. To the first floor, the principal bedroom is well-designed with a free-standing bedhead and dressing area behind, with a luxurious en suite bathroom with a separate walk-in shower. There are two further bedrooms with a family bathroom. The vendors chose not to separate off part of the open-plan first-floor space to create a fourth bedroom. The area is currently used as an office/ sitting room with bifold doors opening to the Swiss-style covered balcony, with a timber balustrade, providing an additional outdoor sitting area, which is also accessible from bedroom two.







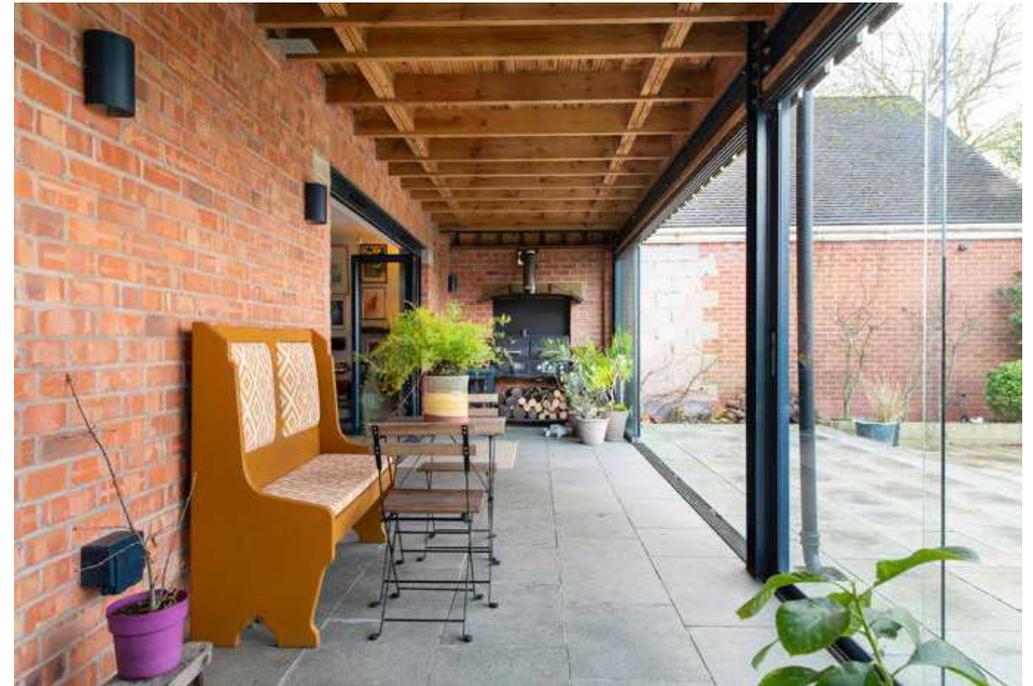






# GARDENS & GROUNDS

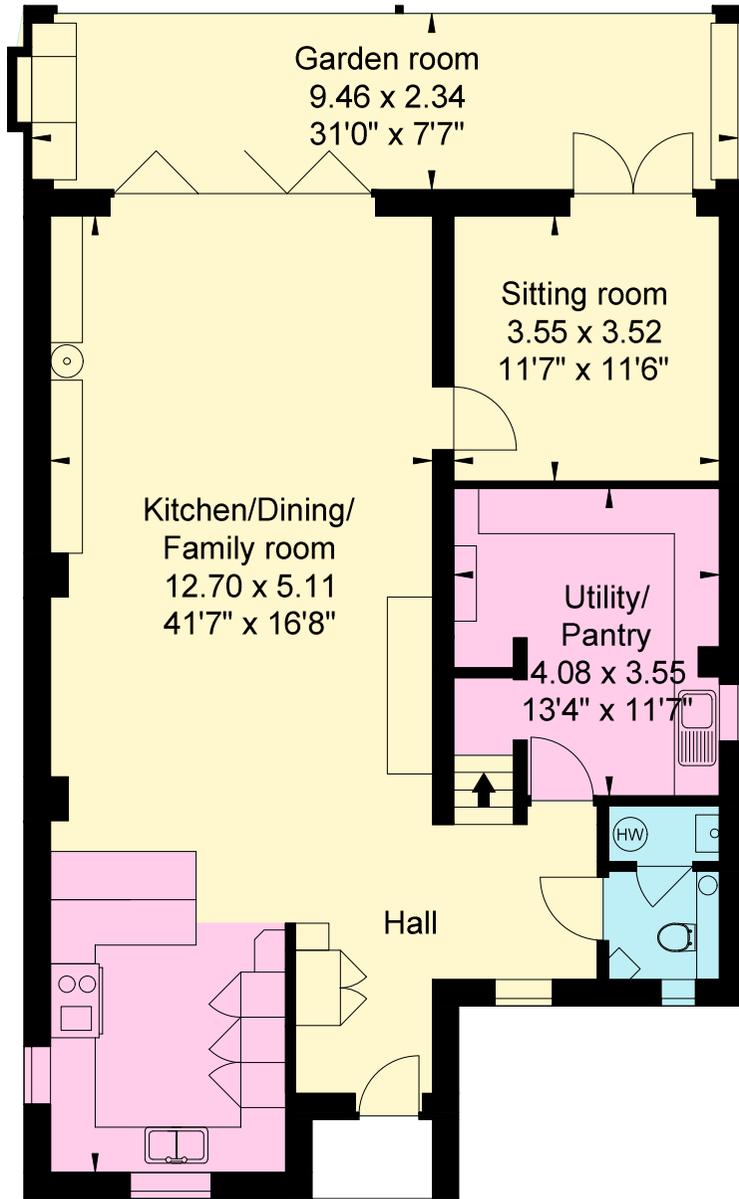
Behind a roadside yew hedge, there is a gravel parking area for a number of cars, and raised vegetable/herb beds leading to the front door and a shrub and herbaceous border. The secluded rear garden is paved for ease of maintenance, with fruit and shrub borders and open views.



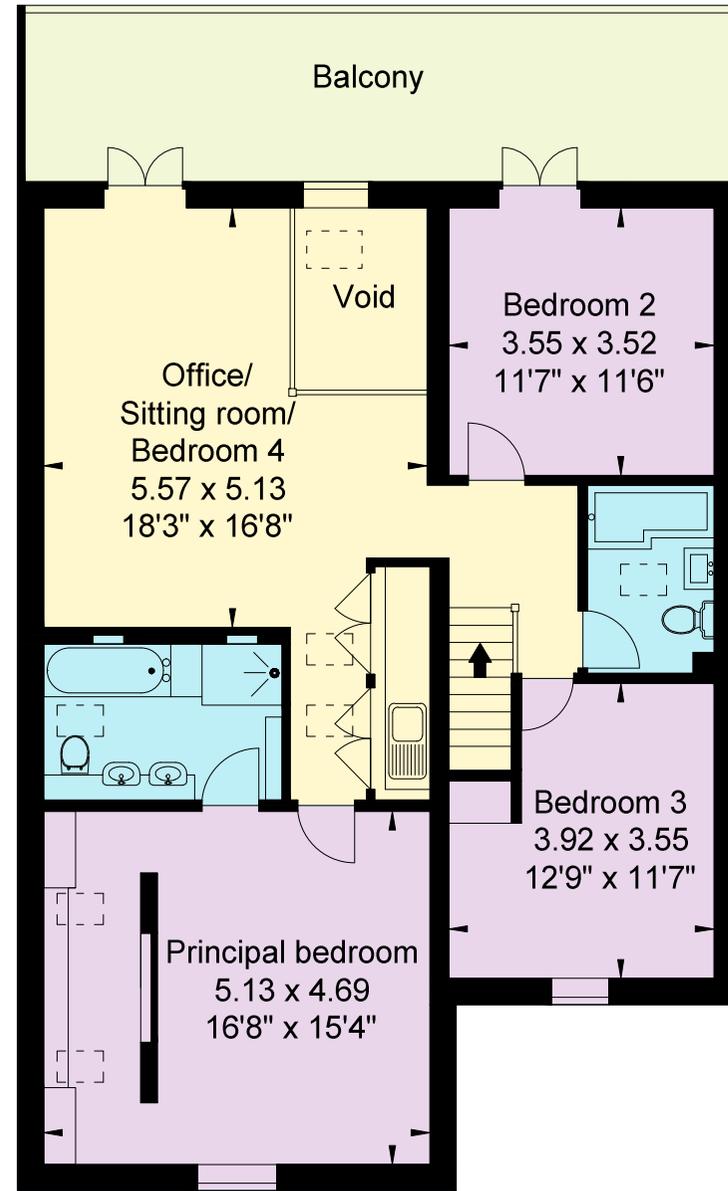




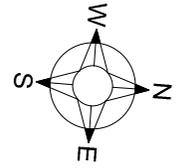
Marston Grange  
Priors Marston  
Warwickshire  
CV47 7RS



Ground Floor



First Floor



Approximate Gross Internal Area = 229 sq m/ 2,466 sq ft  
exc. Balcony/Void

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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Date: 17 February 2026  
Our reference: STR012587550

## Marston Grange, Shuckburgh Road, Priors Marston, Near Southam, CV47 7RS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£850,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

**KNIGHT FRANK LLP**

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