



- ✓ Fantastic Refurbishment Opportunity
- ✓ Enourmous Open Plan Living Room
- ✓ Huge Double Garage
- ✓ Off Road Parking For Several Cars
- ✓ Gas Central Heating
- ✓ Enclosed Rear Garden
- ✓ Will Make A Fabulous Family Home
- ✓ Five Double Bedrooms
- ✓ Lovely Village Location



**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.





**Set back from the road on a sizeable plot, Magnolia House extends to circa 2500 sq ft of internal living space.**

This imposing property can be found in School Lane in the centre of the exceptionally popular Warwickshire Village of Priors Marston. Magnolia House was lovingly built 'brick by brick' by the late owner and his son between 1981 and 1985, and it has remained as the family home until this very day. It is now ready for it's next chapter and Magnolia House must be sold. For those of you that have lived in or close to Priors Marston for long enough, you will recall that it was constructed on the site of the former village shop. The ground floor living space is dominated by an enormous open plan reception room – measuring in the region of 830 sq ft! This gigantic room could clearly be reconfigured to almost anything you desired – or you may just love it as it is. At the back of the house is the kitchen, with views over the enclosed rear garden and adjacent to the kitchen is a very spacious utility room. Taking the stairs to the first floor, you will realise that the theme of space pervades throughout the whole of Magnolia House. Leading off from the landing you will discover five double bedrooms and two extremely generous sized bathrooms.

Across the landing is another double bedroom and five-piece en-suite bathroom comprising a bath, a stand alone shower cubicle, a wash hand basin, a low level WC and a bidet. Meandering along the landing corridor you will find three more good sized double bedrooms and another five-piece bathroom. Should you need/want even more space, the loft at Magnolia House is enormous and offers obvious potential for the creation of further rooms, subject to the necessary consents and approvals. Magnolia House sits on a sizeable plot, with off road parking available at both the front and on one side of the property. At the end of the drive is a very large double garage with an up and over door and power and light fitted. You could park two cars in here with total comfort but if that is not a priority for you, it would make a fantastic workshop or studio. The patio area that spans the rear of Magnolia House is in need of a complete overhaul but once completed will provide a fabulous and peaceful spot to sit and relax during the summer months. The garden is predominantly laid to lawn and like everything at Magnolia House it requires a bit of work but offers great potential for the next lucky owners.



## 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 or if clay pigeon shooting is your thing, you will find 'Honesberie' on the outskirts of the village. 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 G    EPC: Rating E

“This substantial property is in need of investment and modernisation throughout but provides untold potential for someone that has the vision and appetite to carry out a renovation project to create a home of their choosing.”