

Peter Clarke
New Homes



Plot 4 Jacks Orchard, Priors Marston, Southam, CV47 7RS

£525,000

Situated in the picturesque village of Priors Marston, this brand new detached large 3 bedroom family homes benefits from a large garden with countryside views to the rear and an oversized single detached garage.

The spacious kitchen dining family room and separate living room provide flexible accommodation for the modern family.



PRIORS MARSTON is a popular and attractive village giving good access to Leamington Spa, Daventry, Rugby and Banbury. The village offers a blend of older stone properties and more modern properties in an attractive rural setting. Facilities include The Holly Bush public house, and The Priors School, which is an independent primary school having been approved to become one of the first 'Free Schools' in the country from September 2011.

PLOT 4 JACKS ORCHARD Situated in this picturesque village of Priors Marston, this brand-new contemporary house benefits from an individually designed open plan kitchen fitted by Rugby Fitted Kitchens with double doors to side, separate living room with double doors to garden, master bedroom with ensuite, two further bedrooms, white contemporary family bathroom, landscaped gardens with countryside views and paved terrace

area in Marshall Yorkstone slabs and large oversized single garage. Offered for sale primarily to local residents, please speak to Peter Clarke New Homes for more information.

SPECIFICATION

KITCHEN

Individually designed fitted kitchen
Contemporary Nobilia Kitchen supplied by Rugby Fitted Kitchens.
Integrated stainless cooker with extractor
Fully integrated fridge freezer
Integrated dish washer & washing machine
Stainless steel sink with S/S taps
Down lights
Including dining area and Patio Doors.

BATHROOM & ENSUITE

White contemporary bathroom with sanitary ware supplied by 4 Shires
Bath with shower over, shower screen & chrome mixer taps
Shaver point
Elegant Tiling
Downlighters
Ladder towel rail
Ensuite – with large walk in shower cubicle

HEATING

LPG gas central heating and hot water system with energy efficient condensing boiler
Thermostatic radiator valves



GENERAL FITTINGS

65mm contemporary white architraves and white skirting
125mm contemporary skirting
Oak internal doors
Contemporary chrome ironmongery
Built in wardrobes to master bedroom
Mains operated smoke detectors
TV/satellite points to living room, and TV point bedrooms
Floor covering laminate to ground floor from Western Furnishing
Fitted carpet to bedrooms
Cloaks and bathroom and ensuite vinyl floor from Western Furnishings

EXTERNAL FINISHES

Paved terraced area in Marshall Yorkstone slabs;
Wiring for lighting to front and rear
External tap and electric socket
2 parking spaces for each property finished in brick paviors.
Garages with electric light and socket
Attractive oak feature porch



Other

10 Year NHBC

Landscaped gardens and close boarded fencing and post and rail fencing to the rear with a planted hedge to benefit from the view over open fields.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water, drainage, electric and LPG gas central heating connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

AGENTS NOTE Internal photos show Plot 3

REGULATED BY RICS

Jacks Orchard, Priors Marston

Total Approx. Floor Area 143.75 Sq.M. (1545 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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