



Sycamore Corner, Hellidon Road, Priors Marston, Southam,  
CV47 7BN

HOWKINS &  
HARRISON

Sycamore Corner,  
Hellidon Road, Priors Marston,  
Southam, CV47 7RN

Guide Price: £750,000

A well-presented family home located at the end of the private driveway on the fringe of this highly desirable village. Sycamore Corner has five double bedrooms and three bath/shower rooms. The generous ground floor accommodation consists of three reception rooms, reception hallway, kitchen/breakfast room and a utility room. Outside the well tended gardens offer a good degree of privacy and there is a timber frame outbuilding ideal for an outdoor office/gym.

### Features

- An extended and well-presented five bedroomed detached family home
- Located down a private driveway
- Three reception rooms
- Kitchen/Breakfast room
- Five bedrooms
- Three bath/shower rooms
- Good sized rear garden
- Ample off-road parking and a double garage
- Offered with no onward chain



## Location

Priors Marston is a highly sought-after Warwickshire village offering an attractive blend of countryside charm and practical connectivity. Situated close to the Northamptonshire border and just a short drive from Southam, Banbury and Leamington Spa, the village provides an ideal setting for buyers seeking rural living without complete isolation.

The village is centred around a picturesque parish church and period properties, with a mix of character cottages, individual homes and modern family houses. Amenities include a well-regarded primary school (The Priors School), village hall, sports club and the popular Hollybush Inn, creating a strong sense of community.

Surrounded by rolling countryside, Priors Marston offers excellent walking routes, bridleways and access to the Oxford Canal and Jurassic Way, appealing to those who value outdoor space and a semi-rural lifestyle. Despite its peaceful setting, the village remains well placed for commuters, with road links to the M40 (J11 and J12) providing access to Birmingham and London, and rail services available from Banbury and Leamington Spa.

Overall, Priors Marston combines character, community and countryside appeal, making it particularly attractive to families, professionals and



## Ground Floor

A panelled entrance door opens into a welcoming reception hallway with wood flooring and a staircase rising to the first-floor landing. Doors lead to the principal reception rooms, creating a central hub to the ground floor accommodation. The sitting room is a well-proportioned and inviting reception space featuring a box bay window to the front elevation allowing plenty of natural light, together with double glazed patio doors providing direct access to the rear garden. The room is centred around an attractive inset wood-burning stove and is finished with wood flooring. The cloakroom is fitted with a two-piece white suite comprising a pedestal wash hand basin and low-level WC. There is a window to the front elevation and wood flooring. The dining room provides a pleasant dining space with a window overlooking the rear garden and wood flooring, offering an ideal setting for formal dining and entertaining. The study provides a useful home office space with a window to the front elevation and laminated flooring.

The kitchen/breakfast room has been refitted with a range of shaker-style wall, base and drawer units complemented by roll-top work surfaces and tiled splashbacks. Appliances include a built-in eye-level oven with microwave oven above, a Neff induction hob with extractor canopy over, and an integrated dishwasher. A one-and-a-half bowl stainless steel sink unit sits beneath windows overlooking the rear garden. The room benefits from wood flooring and offers space for a breakfast table and chairs. Accessed from the kitchen, the utility room is fitted with base units and a roll-top work surface incorporating a stainless-steel sink. There is plumbing for a washing machine and space for an American-style fridge/freezer. A window to the front elevation provides natural light and the room is finished with wood flooring.



## First Floor

Access to loft space, built-in airing cupboard housing the hot water cylinder and panelled doors leading to the adjoining rooms.

The principal bedroom also benefits from a part vaulted ceiling and double-glazed dormer windows to both the front and rear elevations. The room includes a range of fitted furniture comprising wardrobes and cupboards. A panelled door leads to the en-suite which is fitted with a four-piece suite including a shower cubicle, pedestal wash hand basin, low-level WC and panelled bath, together with a chrome heated towel rail. The room is tiled to the floor and splashback areas and has a window to the rear elevation.

Bedroom two is a spacious room featuring a part vaulted ceiling with Velux windows to both the front and rear elevations, allowing for excellent natural light. There is access to loft space and a panelled door leading to the en-suite, which is fitted with a four-piece white suite comprising a panelled bath, corner shower cubicle with Triton power shower, pedestal wash hand basin and low-level WC. A door leads to useful eaves storage space. The room is finished with tiled flooring and tiled splashbacks.

Bedroom three has two windows overlooking the front elevation and fitted wardrobes.

Bedroom four has a double-glazed window to the front elevation along with fitted wardrobes and a cupboard. The room also features laminated flooring.

Bedroom five has a double-glazed window overlooking the rear elevation and laminated flooring.

The family bathroom is fitted with a three-piece white suite comprising a low-level WC, pedestal wash hand basin and P-shaped bath with shower over and curved glass shower screen. There are two windows to the rear elevation and tiling to the splashback areas.



## Outside

To the front of the property a private block paved driveway provides access to four dwellings and offers parking in front of the double garage. A cobbled pathway leads to the front entrance with lawned areas to either side planted with a variety of shrubs. A further garden area lies across the driveway, currently utilised as a vegetable garden.

The double garage features double opening doors, power and lighting, together with a pedestrian door to the rear.

The rear garden is of a particularly good size and fully enclosed, enjoying a high degree of privacy. A paved patio and pathway run adjacent to the property, leading onto shaped lawn areas. A cobbled pathway continues up the garden to the first tier, flanked by rockeries planted with a variety of shrubs and seasonal flowers. There are three raised beds and a further patio area which enjoys views across the surrounding countryside. An attractive oak-framed pergola with tiled roof provides a sheltered seating area.

There is also a timber-built outbuilding currently used as a workshop, with a window overlooking the garden and additional roof storage space. The building benefits from power and lighting and offers potential for a variety of uses including a home office, gym or continued workshop use. Outside the outbuilding is an ornamental pond, and a timber gate provides pedestrian access back to the front of the property.

Sycamore Corner is situated at the end of the private driveway, offering a tucked-away position within this small and exclusive setting.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

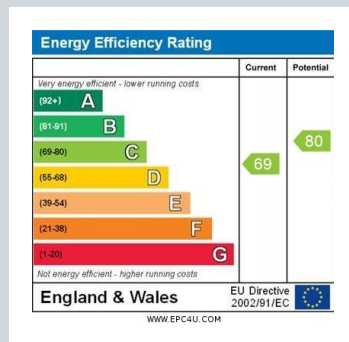
## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Local Authority

Stratford-on-Avon District Council Tel:01789-267575

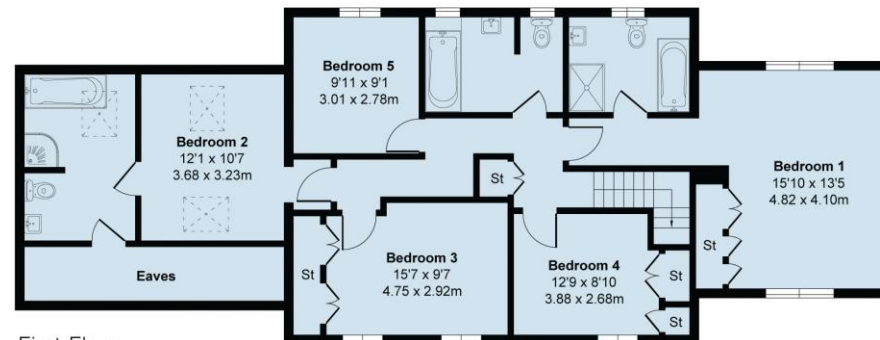
Council Tax Band-G



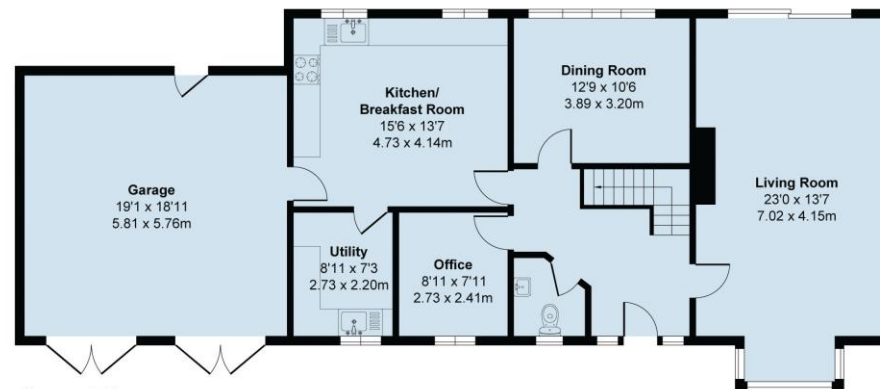
## Approximate Gross Internal Area 2494 sq ft - 232 sq m (Including Garage)

Ground Floor Area 1375 sq ft – 128 sq m

First Floor Area 1119 sq ft – 104 sq m



First Floor



Ground Floor

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880

Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

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