

MANOR FARM COURT

PRIORS MARSTON – WARWICKSHIRE

AN EXCLUSIVE DEVELOPMENT OF FIVE COUNTRY HOMES



TALBOT HOMES

BEAUTIFULLY CRAFTED PROPERTIES



————— “ —————
*We understand
that a home is a
family's retreat.*
————— ” —————



MANOR FARM COURT

PRIORS MARSTON – WARWICKSHIRE



INTRODUCING YOUR NEW HOME

We at Talbot Homes are passionate about creating unique and beautiful homes. Architectural quality that reflects modern living, functionality and comfort.

Here in the beautiful rural village of Priors Marston we have created a select development of just five individually designed luxury country homes.

We aim to fulfil your expectations by creating quality homes filled with character and charm.

“
*Five individually
designed homes
providing
unique family
accommodation.*
”





PRIORS MARSTON

PROVIDING UNIQUE VILLAGE LIFE

**Discover one of Warwickshire's most sought-after destinations.
A thriving village offering a real sense of community.**

Surrounded by farmland, Priors Marston is a truly peaceful English country village with all the amenities you would expect.

A vibrant part of the community are the outstanding Priors Nursery and The Priors Primary School. Nearby is St. Leonard's C of E parish Church which dates back to the 13th century. To the north end of the village is the Priors Village Hall, which is home to the village post office and hosts many different social events throughout the year. To the south is the Priors Sports and Social Club, located in beautiful surroundings and five acres of club grounds which provide courts and pitches for tennis, football and cricket and last, but not least, is the Holly Bush Inn which is a warm and welcoming traditional English pub.

Not too far away, you will find the independent Princethorpe College and Warwick Boys School with other preparatory and independent schools in the area.

SURROUNDING AREA

ENJOY THE BEST OF BOTH WORLDS. RURAL LIFE IN THE HEART OF HISTORIC WARWICKSHIRE



LEAMINGTON SPA

A bustling town with a huge variety of eateries and bars, award-winning parks and stunning architecture.



WARWICK

Historic Warwick has plenty of sightseeing, such as Warwick Castle and Warwick Races. It is also home to the famous Warwick Boys School.



STRATFORD UPON AVON

Famous for being the birthplace of Shakespeare, here you will find the renowned RSC Theatre.



SPECIFICATION

WALLS AND ROOFS

- The main structure is of an advanced structural insulated panel system by Glosford (www.glosfordsips.co.uk) giving you a comfortable, warm and highly energy efficient home.
- Sips construction provides highly insulated building for increased energy efficiency throughout the house.
- Exterior walls are of local Ironstone (www.greattewquarry.co.uk), with brushed stone detail and restoration brick chimney detail.
- The roof is of slate tiles and brushed stone parapets.

WINDOWS AND DOORS

- All external windows are bespoke flush timber casements, finished in pebble grey.
- Aluminium bi-fold doors are finished anthracite grey.
- Bespoke oak porch.

SERVICES

- Mains gas.
- Electricity.
- Water and sewage connections to main utilities.

KITCHEN

- Each home has a unique kitchen.
- All kitchens have been individually handmade with superior craftsmanship by Swan Bespoke Furniture.
- Cabinets of solid wood, designed with a classic but contemporary feel.
- Draw boxes made of solid oak, with soft close mechanism.
- Integrated handmade wine rack and wine cooler, oversized cutlery draw pack unit, glazed wall cabinets with warm white LED lighting are some of each kitchen's features.
- High quality stainless steel and satin chrome door furniture.
- Kitchen units are paint finished using Farrow & Ball and Little Greene paint company.
- Worktops are of angelo white silkstone quartz.
- Integrated appliances are supplied by Smeg. Dishwasher, double or single fridge freezer units, multifunctional touch control ovens, five zone touch control induction hob, cooker surround, canopy hood with mantle for extractor fan and integrated bin cabinet. Sink units being 1 ½ bowl sink and tap set.
- Each kitchen has a large island unit to create a unique family entertaining area.



UTILITY

- All utility rooms are handmade in keeping with each individual house kitchens, providing ample space for storage cupboards, shelving, worktop, 1 ½ sink and bowl, washing machine and dryer spacing.

BATHROOM AND EN-SUITE

- Contemporary white ceramic sanitaryware by Royo Onix.
- Chrome taps.
- Contemporary porcelain wall and floor tiles.
- Chrome heated towel rail.
- Shaver point.
- Low profile shower tray with clear glass screens.
- LED downlighting.
- Large double sink and single sink gloss grey vanity units throughout.

HOME ENTERTAINMENT

- CAT 6 cabling installed throughout.
- Multimedia installation to provide, terrestrial TV, satellite TV, telephone/internet data points.
- WiFi sound system capabilities throughout.

“A high quality specification, hand picked to suit the most discerning of tastes and to meet all the needs of a modern lifestyle.”



INTERIOR FINISHES

- Oak internal doors.
- Brushed chrome door furniture throughout.
- Neutral luxelle carpet and underlay to all bedrooms, stairs and reception rooms.
- Wood effect tiling through entrance hall, WC, cupboards, kitchen and utility.
- Decorated throughout in a neutral colour palette using Skimming Stone (colour) emulsion paint for walls and ceilings.
- Elegant skirting and architraves featured throughout finished in satin white.
- Bespoke designed dressing rooms in each master suite with chrome furniture, finished in cashmere colour.
- Oak finished staircase.
- Exposed finished hearth fireplace with gas log burner.

ELECTRICAL AND LIGHTING

- Task lighting beneath kitchen units.
- Island pendant lights.
- A combination of mains LED lighting throughout.
- Pendant lighting features.
- Multiple TV sockets to each bedroom.
- Off white electrical sockets and light switches throughout.
- External lighting featured for each individual property, porch light, front of house lighting, sensor lighting to pathways, utility door light, external rear lighting in all entertainment areas, sensor spot light to garage.
- Drive way dusk till dawn bollard lighting to drives and street lighting.

HEATING/HOT WATER

- Worcester Bosch gas boilers and water cylinders for heating and hot water system.
- Thermostatically controlled zonal underfloor heating throughout the ground floor.
- Radiators to first floor.
- Thermostatically controlled underfloor heating to family bathrooms and master en-suites.
- Chrome thermostatically controlled heated towel rail to bathroom and master en-suite.

SECURITY AND PEACE OF MIND

- Mains supply smoke/heat detectors with battery back up.
- Hardwired for alarm system.
- 10 year CRL build warranty.

EXTERNAL FEATURES

- Double and single bespoke oak garages.
- Electrical and water connections to garages.
- Landscaped throughout with turfed gardens, soft landscape planting throughout, close panelled fencing and post and rail fencing.
- Ducklington gravel drive ways.
- Large patio areas for entertaining in soft sand slabs.
- Pathways to utility rooms.



Photography depicts typical Talbot Homes interiors and are indicative only. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Talbot Homes reserves the right to make these changes as required.



CRAFTSMANSHIP

ATTENTION TO DETAIL IS ASSURED

Each property at Manor Farm Court is individual.
You are buying a unique bespoke home.

Great care and attention has gone into the design of each property to create inspiring spaces for quality family living.

To fulfil that vision we need to work with equally passionate craftsmen who can deliver exceptional results.

We are lucky here at Talbot Homes to have over the years created strong relationships with key partners to ensure craftsmanship and attention to detail is at the forefront of each development.

This partnership is showcased perfectly in our bespoke kitchens which as with our homes, no two are the same, creating a truly unique property.

Our ethos is simple; "ensure as much attention to detail and care goes into our new homes as if it were our own". Following that principal, we believe we have created something special here at Manor Farm Court.



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TRUSTED BRANDS

To ensure a Talbot home is a quality home we fit appliances by trusted brands. Worcester Bosch, for example, supply their trusted Greenstar boiler range and Greenstore water cylinders and Smeg appliances worked with us to ensure the right products were installed into each home to provide a contemporary, yet classic style of kitchen.

We feel our sub-contractor partners and suppliers compliment the craftsmanship and detail we put into all of our properties.



SWAN

Swan are totally dedicated to providing beautiful, quality handmade bespoke kitchens. They manufacture furniture to a very high standard and their core value is putting quality first to ensure you get the wow factor. As a local company, based in Weeden, we have been able to work in harmony to create beautifully individual kitchens for each home.



SMEG

Based in Abingdon and chosen not just for their close location, Smeg have a reputation that proceeds them. Appliances that take centre stage and carefully designed with strong attention to detail. Product knowledge that combines technology with style.

Classique BEDROOMS

CLASSIQUE BEDROOMS

Classique Bedrooms are a luxury brand that have produced the most stunning walk-in wardrobes for our development. Specialists in the art of fitted furniture and based only in Witney, we were able to visit their showroom and establish our design requirements and colour schemes.



WORCESTER

As their website states, 'trusted for over half a century', Worcester Bosch are the market leaders of boilers in the UK. A trusted brand that are committed to high standards of manufacturing – it's second nature to us to use only the best.



MANOR FARM COURT

PRIORS MARSTON – WARWICKSHIRE

INTRODUCING YOUR NEW HOME

Here at Talbot Homes we are passionate about creating unique and beautiful homes. Architectural quality that reflects open living, functionality and comfort.

With a Talbot home, impressive craftsmanship and attention to detail is assured.

We provide our homes with handmade bespoke kitchens and carefully crafted and individually designed walk-in wardrobes.

Outside, the perfectly landscaped development provides ample space for both family and visitors.

We aim to fulfil your expectations by making every effort to impress and to create homes filled with character and charm. We use products and materials of the highest quality, sourcing the expertise of the most innovative local professionals.



PROPERTY 1 THE STABLES

- Four bedrooms
- Double garage

PROPERTY 2 LAKE VIEW

- Five bedrooms
- Double garage

PROPERTY 3 WILLOW HOUSE

- Five bedrooms
- Double garage

PROPERTY 4 ORCHARD HOUSE

- Three/Five bedrooms
- Single garage

PROPERTY 5 HAY BARN HOUSE

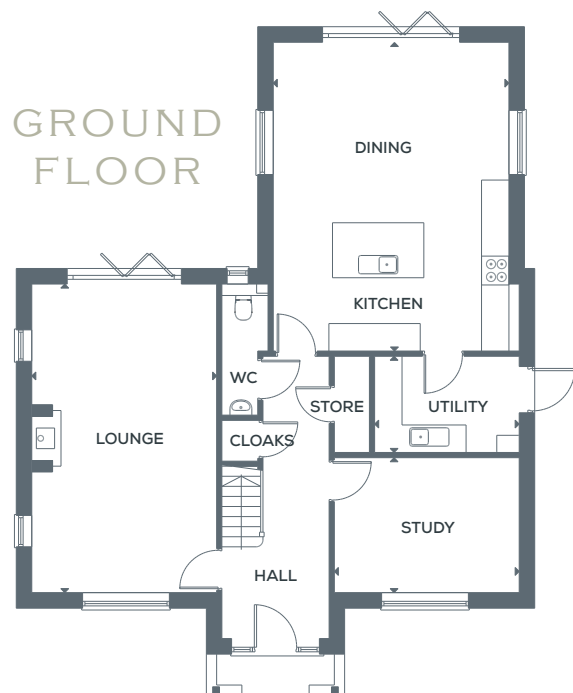
- Five bedrooms
- Double garage





PROPERTY 1
THE STABLES

This is a CGI of Manor Farm Court and is indicative only.



OVERALL

Floor Area	199.28 sq m	2,145 sq ft
Garage	39.10 sq m	421 sq ft
Total Floor Area	238.38 sq m	2,565 sq ft

GROUND FLOOR

Lounge	6.74 x 4.04	22'0" x 13'3"
Kitchen/Dining	6.74 x 5.16	22'0" x 17'0"
Study	4.50 x 2.95	14'9" x 9'9"
Utility	3.17 x 2.10	10'3" x 6'9"



FIRST FLOOR

Master bed	5.16 x 3.72	17'0" x 12'3"
En-suite	2.60 x 2.11	8'6" x 7'0"
Dressing room	2.60 x 1.77	8'6" x 5'9"
Bedroom 2	4.05 x 3.05	13'3" x 10'3"
Bedroom 3	4.05 x 3.31	13'3" x 10'9"
Bedroom 4	4.05 x 3.31	13'3" x 10'9"
Bathroom	4.05 x 2.30	13'3" x 7'6"

PROPERTY 1 THE STABLES

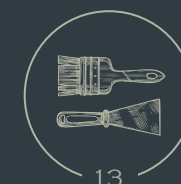
The Stables is a large four bedroom family home set within impressive lawned gardens with a detached two bay oak garage.

A unique detached family home of exceptional quality offers modern living accommodation over two floors.

On entering the property through the oak entrance porch you are welcomed into the bright reception hall with bespoke oak staircase. This leads through to an exceptional kitchen / dining area with bi-fold doors out onto the private terrace and gardens. The ground floor accommodation also comprises of a welcoming family lounge with bi-fold doors onto the gardens, a study, WC, separate utility and ample storage.

The bespoke oak staircase leads to the generous first floor bedroom accommodation comprising a large master suite with bedroom, en-suite and walk-in wardrobe with three further double bedrooms and a large family bathroom.

Externally, the private terrace and lawned gardens are secured with pet proof post and rail fencing and walling. Pedestrian access to the detached garage is via a private gate in the garden wall.





PROPERTY 2
LAKE VIEW

This is a CGI of Manor Farm Court and is indicative only.



GROUND FLOOR

OVERALL

Floor Area	236.90 sq m	2,550 sq ft
Garage	39.10 sq m	421 sq ft
Total Floor Area	276.00 sq m	2,971 sq ft

GROUND FLOOR

Lounge	5.19 x 3.05	17'0" x 10'0"
Kitchen/Dining/Living	11.92 x 4.70	39'0" x 15'6"
Study	4.82 x 2.94	15'9" x 9'6"
Utility	3.72 x 2.96	12'3" x 9'9"



FIRST FLOOR

FIRST FLOOR

Master bed	4.39 x 3.41	14'3" x 11'3"
En-suite	3.37 x 1.90	11'0" x 6'3"
Dressing room	2.06 x 1.61	6'9" x 5'3"
Bedroom 2	4.82 x 2.94	15'9" x 9'6"
Bedroom 3	3.97 x 3.04	13'0" x 10'0"
Bedroom 4	4.70 x 3.97	15'6" x 13'0"
Bedroom 5	3.40 x 3.30	11'0" x 10'9"
Bathroom	3.72 x 2.31	12'3" x 7'6"

PROPERTY 2 LAKE VIEW

Lake View is a unique and impressive home with gravelled drive frontage that benefits from a large two bay oak garage and partial walled garden.

This five bedroom family home of generous proportions offers modern living with country charm and sits within spacious lawned gardens.

Entering this property leads to the reception hall featuring an impressive bespoke oak staircase. Leading through to the expansive kitchen / dining / living area with triple bi-fold doors out onto the terrace and private gardens beyond. The ground floor accommodation also boasts a bright family lounge, a study, WC and separate utility.

The bedroom accommodation on the first floor comprises a large master suite with bedroom, en-suite and walk-in wardrobe with four further double bedrooms and a superb family bathroom. The master bedroom has stunning views of the nearby lake and rural landscape.

Externally, the extensive terrace and lawned gardens are secured with close panelled fencing, pet proof post and rail fencing and partial walling.

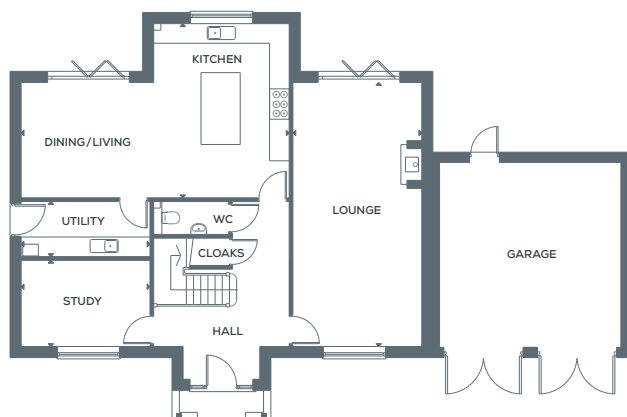




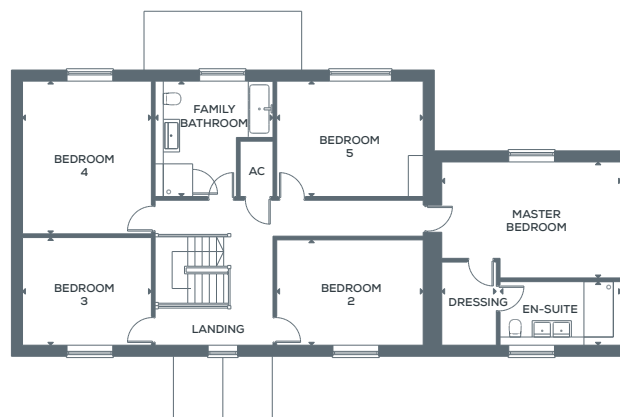
PROPERTY 3
WILLOW HOUSE

This is a CGI of Manor Farm Court and is indicative only.

GROUND FLOOR



FIRST FLOOR



PROPERTY 3 WILLOW HOUSE

Willow house offers premier modern living accommodation with five double bedrooms and a linked oak framed double garage.

This imposing home backs on to open countryside and sits within generous lawned gardens. Perfect for family living.

Entering the property via the oak porch, you are welcomed into the spacious reception hall, featuring a bespoke oak staircase. Leading through to the light filled kitchen / dining / living area where bi-fold doors access the private terrace and gardens. The ground floor also provides a generously proportioned lounge with bi-fold doors to the gardens, a study, WC and separate utility.

The impressive oak staircase leads to the first floor with four exceptionally large bedrooms, the master suite, comprising bedroom, en-suite and walk-in wardrobe and a superb family bathroom.

Externally, the lawned gardens and family spaces are secured with close panelled fencing and pet proof post and rail fencing.

OVERALL

Floor Area	236.90 sq m	2,550 sq ft
Garage	39.10 sq m	421 sq ft
Total Floor Area	276.00 sq m	2,971 sq ft

GROUND FLOOR

Lounge	8.08 x 3.94	26'6" x 13'0"
Kitchen/Dining/Living	8.20 x 5.33	26'9" x 17'6"
Study	3.94 x 2.64	13'0" x 8'6"
Utility	3.94 x 1.68	13.0" x 5'6"

FIRST FLOOR

Master bed	5.50 x 3.55	18'0" x 11'6"
En-suite	3.72 x 1.94	12'3" x 6'3"
Dressing room	2.54 x 1.67	8'3" x 5'6"
Bedroom 2	4.48 x 3.22	14'9" x 10'6"
Bedroom 3	3.94 x 3.29	13'0" x 10'9"
Bedroom 4	3.94 x 3.79	13'0" x 12'6"
Bedroom 5	4.48 x 3.53	14'9" x 11'6"
Bathroom	3.53 x 3.61	11'6" x 11'9"





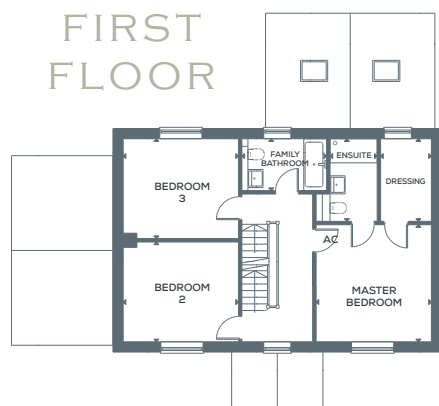
PROPERTY 4
ORCHARD HOUSE

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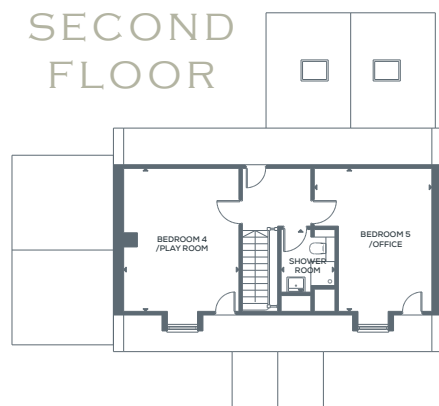
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OVERALL

Floor Area	204.66 sq m	2,203 sq ft
Garage	18.02 sq m	194 sq ft
Total Floor Area	222.68 sq m	2,397 sq ft

GROUND FLOOR

Lounge	6.73 x 3.85	22'0" x 12'6"
Kitchen/Dining	5.88 x 4.93	19'3" x 16'3"
Study	3.83 x 2.64	12'6" x 8'6"
Utility	2.94 x 1.80	9'6" x 5'9"

FIRST FLOOR

Master Bed	3.88 x 3.82	12'9" x 12'6"
En-suite	2.74 x 1.56	9'0" x 5'0"
Dressing Room	2.74 x 1.68	9'0" x 5'6"
Bedroom 2	3.82 x 3.31	12'6" x 10'9"
Bedroom 3	3.82 x 3.31	12'6" x 10'9"
Bathroom	2.81 x 1.72	9'3" x 5'6"

SECOND FLOOR

Bedroom 4/Play Room	4.74 x 3.82	15'6" x 12'6"
Bedroom 5/Office	4.74 x 3.90	15'6" x 12'9"
Shower Room	2.07 x 1.78	6'9" x 5'9"

PROPERTY 4 ORCHARD HOUSE

Orchard House is a beautiful home set over three floors with extensive gardens and benefits from an integrated single oak framed garage.

This spacious detached family home offers modern living with potentially five double bedrooms and backs on to open countryside.

The oak entrance porch welcomes you into the bright reception hall, with bespoke oak staircase, leading through to the heart of the home. The elegant kitchen / dining area features bi-fold doors leading to the terrace and lawned gardens. The ground floor accommodation also comprises an expansive lounge also with bi-fold doors to the outside space, study, WC and separate utility.

The bespoke oak staircase leads to the first floor bedroom accommodation comprising a master suite with bedroom, en-suite and walk-in wardrobe with two further bedrooms and a large family bathroom.

With stunning views, the second floor offers two further spacious rooms, which can be used as either a bedroom, playroom or home office, and a bright shower room.

Externally, the private terrace and lawned gardens are secured with close panelled fencing and pet proof post and rail fencing.





PROPERTY 5
HAY BARN HOUSE

This is a CGI of Manor Farm Court and is indicative only.

GROUND FLOOR



FIRST FLOOR



OVERALL

Floor Area	241.56 sq m	2,600 sq ft
Garage	39.10 sq m	421 sq ft
Total Floor Area	280.66 sq m	3,021 sq ft

GROUND FLOOR

Lounge	4.44 x 4.27	14'6" x 14'0"
Kitchen/Dining/Living	8.53 x 6.45	28'0" x 21'0"
Family Room	4.27 x 3.76	14'0" x 12'3"
Study	4.27 x 2.60	14'0" x 8'6"
Utility	4.27 x 1.72	14'0" x 5'6"

FIRST FLOOR

Master Bed	4.81 x 3.16	15'9" x 10'3"
En-suite	3.68 x 2.08	12'0" x 6'9"
Dressing room	2.96 x 1.53	9'9" x 5'0"
Bedroom 2	4.81 x 2.84	15'9" x 9'3"
Bedroom 3	4.27 x 2.84	14'0" x 9'3"
Bedroom 4	4.30 x 2.94	14'0" x 9'6"
Bedroom 5	4.14 x 4.47	13'6" x 14'6"
Bathroom	4.27 x 2.30	14'0" x 7'6"

PROPERTY 5 HAY BARN HOUSE

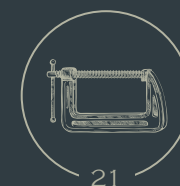
Hay Barn House is the largest home in Manor Farm Court, set in generous private gardens and benefitting from a large detached two bay oak garage.

An impressive five bedroom detached family home offering modern living accommodation over two floors.

An oak entrance porch leads to the spacious reception hall featuring a grand bespoke oak staircase. Leading through to the generously proportioned kitchen / dining / living area with bi-fold doors out onto the terrace, private gardens and the countryside beyond. The ground floor accommodation also boasts a bright family room with bi-fold doors to the gardens, a welcoming lounge, a study, WC and separate utility.

The well-planned bedroom accommodation on the first floor comprises a master suite with bedroom, en-suite and walk-in wardrobe with four further bedrooms and a superb family bathroom.

Externally, the extensive terrace and lawned gardens are secured with close panelled fencing and pet proof post and rail fencing.





TALBOT HOMES

BEAUTIFULLY CRAFTED PROPERTIES

Talbot Homes have over 10 years' industry experience in developing quality homes.

Regardless of whether we are developing starter homes or luxury properties, we ensure our homes are built to the highest possible standard, from the moment architects draw up plans, through to design and construction to the handover of keys, we deliver with quality in mind.

Our development philosophy means we employ loyal high-quality tradesmen who take time and care, with the proven required skills, to hand build on site, using the very best materials and traditional methods to ensure a wonderful home is the end result.

We take pride in everything we do and because we are a family orientated business, we understand a home is a family's retreat.

www.talbothomes.co.uk

FINDING YOUR NEW HOME



MANOR FARM COURT

PRIORS MARSTON - WARWICKSHIRE

MANOR FARM COURT,
PRIORS MARSTON, SOUTHAM
WARWICKSHIRE, **CV477RJ**



BY CAR

Priors Marston to
Banbury - 12 miles

Priors Marston to
Stratford upon Avon - 25 miles

Priors Marston to
Leamington Spa - 14 miles

Priors Marston to
Warwick - 16 miles

Priors Marston to
Oxford - 37 miles

Priors Marston to
Birmingham - 60 miles



BY TRAIN

Banbury to
London Marylebone - 1 hour

Banbury to
Birmingham New Street - 50 mins



SELLING AGENT

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Clarendon Place,
Leamington Spa,
Warwickshire, CV32 5QN

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E: info@ehbresidential.com
www.ehbresidential.com

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