Little Meadow Gardens

FOUR LUXURY CONTEMPORARY
COUNTRY HOMES

O'BRIEN
Developments Limited

HOWKINS & HARRISON

Priors Marston

Priors Marston is a picturesque Warwickshire village surrounded by beautiful rolling countryside and farmland, close to the Oxfordshire and Northamptonshire borders. The village has a strong community spirit, with a historic church, village pub, village hall, sports and social club, Post Office and The Priors School, a well-regarded primary school and nursery.

The surrounding area offers an excellent choice of countryside walks, footpaths, and bridleways, with the Oxford Canal and Jurassic Way within easy reach. Everyday amenities can be found in nearby villages, while Southam, Daventry, Banbury and Leamington Spa provide a wider range of shopping, dining, leisure, and cultural facilities.

The village is well placed for road connections, with convenient access to the M40, M1 and M6, providing links towards Oxford, Birmingham, London, and the wider Midlands. Banbury railway station offers direct services to London Marylebone, while Leamington Spa station provides further mainline connections towards Birmingham, Oxford and beyond.

Combining peaceful rural living with excellent accessibility and a welcoming village community,
Priors Marston is an appealing location for those seeking a countryside lifestyle without being isolated from everyday amenities and transport links.

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The Hollybush Inn
OPEN FOR LUNCH
LUNCH

Little Meadow Gardens

An exclusive select development, privately positioned on the edge of the popular village of Priors Marston with easy access to the village amenities and highways.

Nestled along a picturesque, tree-lined driveway on the edge of this highly desirable village, these brand-new luxury cedar-clad family homes have been thoughtfully designed and built to an exceptional specification by a respected local independent developer.

Each of the four properties enjoys superb views across the surrounding countryside. At the heart of every home is a spacious open-plan kitchen and family room, featuring a comprehensive range of integrated appliances and a central island, complemented by a separate, fully fitted pantry and utility room.

The ground floor features underfloor heating which extends through the entrance hall, wc, kitchen, walk-in pantry, utility room and two reception rooms ensuring comfort and warmth throughout the living spaces.

Each home has been designed with four generously proportioned bedrooms, two of which are fitted with stylish en-suite shower rooms. The family bathrooms are finished to an impressive standard, featuring contemporary four-piece suites with high-quality sanitaryware supplied by Porcelanosa.

Externally, each property benefits from an enclosed garden, with additional garden land and paddock available by separate negotiation.

The Copse

Guide Price £1,100,000

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	5.85 x 4.40m	19'2" x 14'5"
Kitchen/Family Room	9.55 x 5.86m	31'4" x 19'3"
Dining Room	4.25 x 3.73m	13'11" x 12'3"
Utility Room	3.50 x 2.14m	11'6" x 7'0"
Pantry	2.35 x 2.14m	7'9" x 7'0"
Cloakroom	2.13 x 1.16m	7'0" x 3'10"
WC	2.09 x 1.17m	6'10" x 3'10"
FIRST FLOOR	**WIDTH (W/H)**	**WIDTH (W/H)**
Principal bedroom	5.84 x 5.82m	19'2" x 19'1"
Ensuite	2.39 x 1.72m	7'10" x 5'8"
Dressing room	2.43 x 2.41m	8'0" x 7'11"
Bedroom 2	5.83 x 4.39m	19'2" x 14'5"
Ensuite	2.35 x 1.41m	7'9" x 4'8"
Dressing room	1.80 x 1.43m	5'11" x 4'8"
Bedroom 3	4.27 x 3.66m	14'0" x 12'0"
Bedroom 4	4.29 x 2.95m	14'1" x 9'8"
Bathroom	4.29 x 2.02m	14'1" x 6'8"

The Copse

The Copse Little Meadow Gardens, Southam Road, Priors Marston, CV47 7SU

Approximate Gross Internal Area
Main House 2,885 sq ft - 268.06 sq m
Garage 263 sq ft - 24.48 sq m
Total 3,149 sq ft - 292.54 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.

The Downs

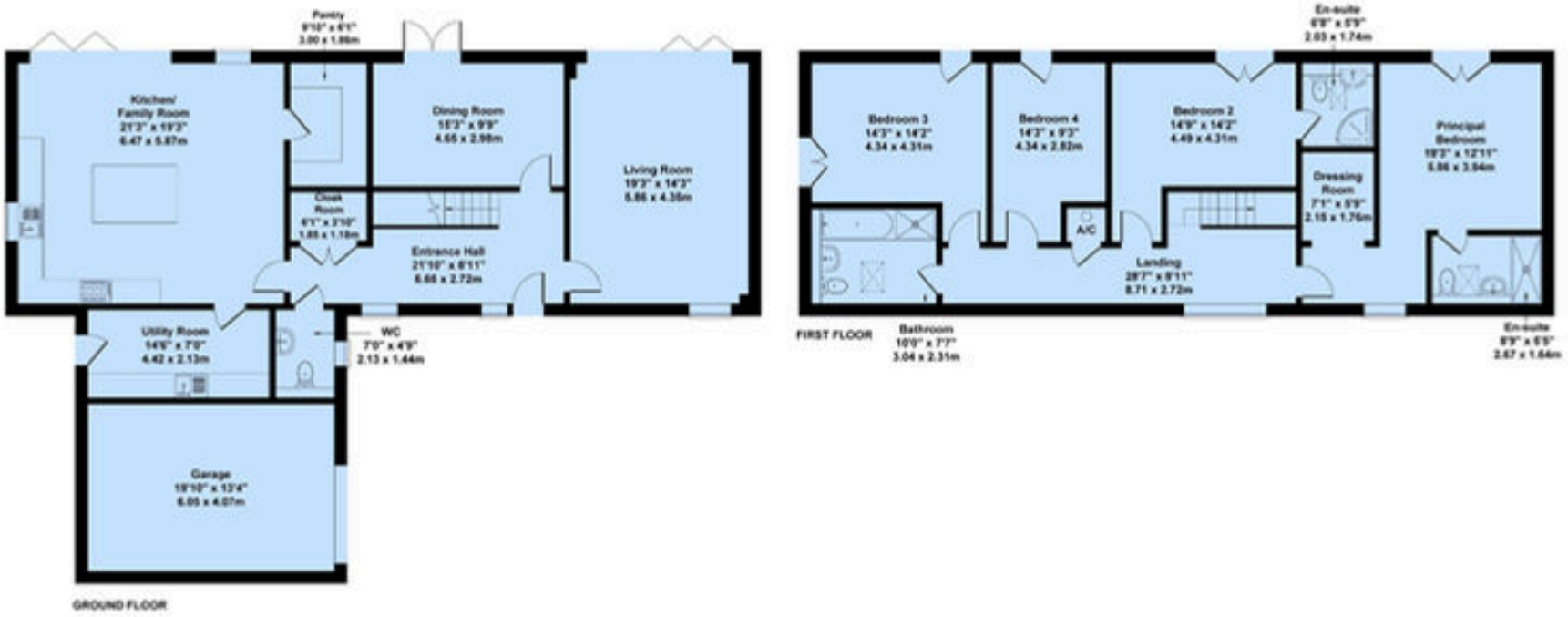
Guide Price £1,000,000

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	5.86 x 4.35m	19’3” x 14’3”
Kitchen/Family Room	6.47 x 5.87m	21’3” x 19’3”
Dining Room	4.65 x 2.98m	15’3” x 9’9”
Utility Room	4.42 x 2.13m	14’6” x 7’0”
Pantry	3.00 x 1.86m	9’10” x 6’1”
Cloakroom	1.85 x 1.18m	6’1” x 3’10”
WC	2.13 x 1.44m	7’0” x 4’9”
FIRST FLOOR	**WIDTH (W/H)**	**WIDTH (W/H)**
Principal bedroom	5.86 x 3.94m	19’3” x 12’11”
Ensuite	2.67 x 1.64m	8’9” x 5’5”
Dressing room	2.15 x 1.76m	7’1” x 5’9”
Bedroom 2	4.49 x 4.31m	14’9” x 14’2”
Ensuite	2.03 x 1.74m	6’8” x 5’9”
Bedroom 3	4.34 x 4.31m	14’3” x 14’2”
Bedroom 4	4.34 x 2.82m	14’3” x 9’3”
Bathroom	3.04 x 2.31m	10’0” x 7’7”

The Downs

The Downs Little Meadow Gardens, Southam Road, Priors Marston, CV47 7SU

Approximate Gross Internal Area
Main House 2,391 sq ft - 222.14 sq m
Garage 263 sq ft - 24.46 sq m
Total 2,654 sq ft - 246.60 sq m



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The Spinney

Guide Price £925,000

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	5.82 x 4.35m	19’1” x 14’3”
Kitchen/Family Room	6.32 x 5.86m	20’9” x 19’3”
Dining Room	4.71 x 2.94m	15’5” x 9’8”
Utility Room	4.37 x 2.14m	14’4” x 7’0”
Pantry	2.96 x 1.94m	9’9” x 6’4”
WC	2.12 x 1.50m	6’11” x 4’11”
FIRST FLOOR	**WIDTH (W/H)**	**WIDTH (W/H)**
Principal bedroom	5.85 x 4.45m	19’2” x 14’7”
Ensuite	2.68 x 1.71m	8’10” x 5’7”
Dressing room	2.15 x 1.76m	7’1” x 5’9”
Bedroom 2	4.37 x 4.30m	14’4” x 14’1”
Ensuite	2.03 x 1.74m	6’8” x 5’9”
Bedroom 3	4.32 x 4.31m	14’2” x 14’2”
Bedroom 4	3.15 x 2.73m	10’4” x 8’11”
Bathroom	4.28 x 2.30m	14’1” x 7’7”

The Spinney

The Spinney Little Meadow Gardens, Southam Road, Priors Marston, CV47 7SU

Approximate Gross Internal Area
Main House 2,393 sq ft - 222.37 sq m
Garage 263 sq ft - 24.46 sq m
Total 2,656 sq ft - 246.83 sq m

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The Paddocks

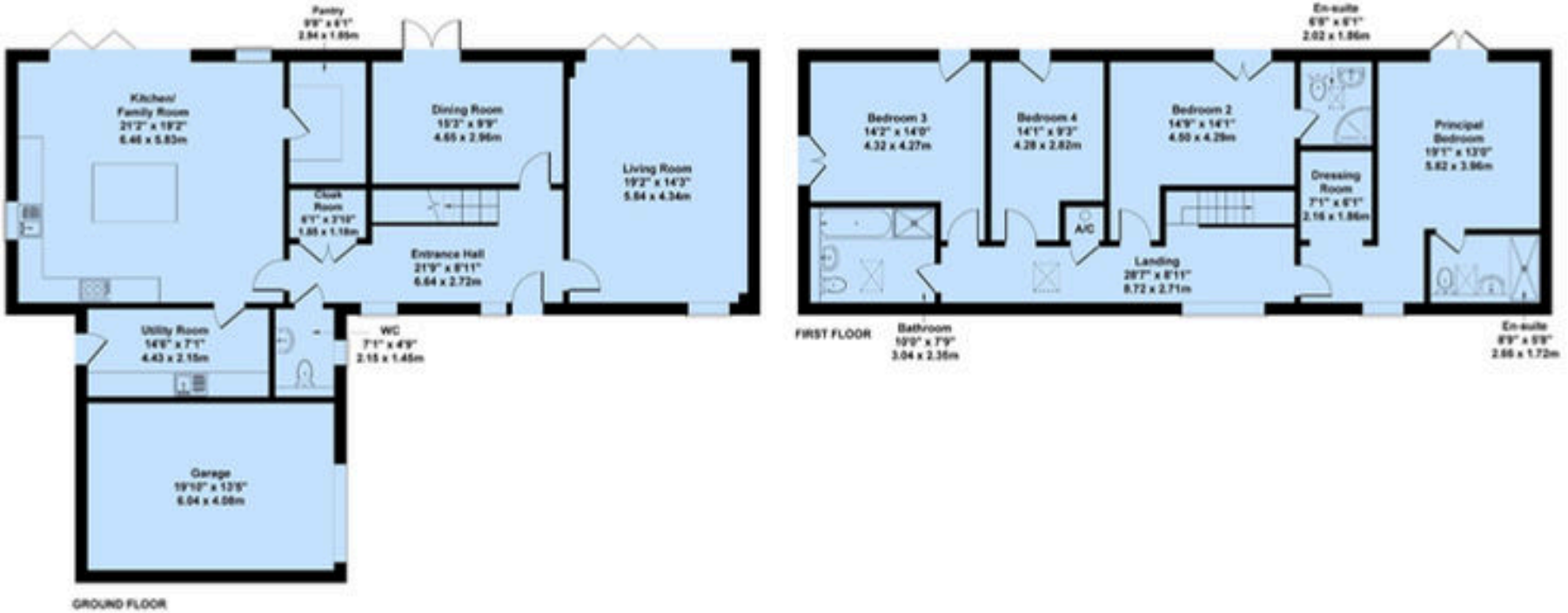
Guide Price £900,000

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	5.84 x 4.34m	19’1” x 14’3”
Kitchen/Family Room	6.46 x 5.83m	21’2” x 19’2”
Dining Room	4.65 x 2.96m	15’3” x 9’9”
Utility Room	4.42 x 2.15m	14’6” x 7’1”
Pantry	2.94 x 1.85m	9’10” x 6’1”
Cloakroom	1.85 x 1.18m	6’1” x 3’10”
WC	2.15 x 1.45m	7’1” x 4’9”
FIRST FLOOR	**WIDTH (W/H)**	**WIDTH (W/H)**
Principal bedroom	5.82 x 3.96m	19’1” x 13’0”
Ensuite	2.66 x 1.72m	8’9” x 5’8”
Dressing room	2.16 x 1.86m	7’1” x 6’1”
Bedroom 2	4.50 x 4.29m	14’9” x 14’1”
Ensuite	2.02 x 1.86m	6’8” x 6’1”
Bedroom 3	4.32 x 4.27m	14’2” x 14’0”
Bedroom 4	4.28 x 2.82m	14’1” x 9’3”
Bathroom	3.04 x 2.35m	10’0” x 7’9”

The Paddocks

The Paddocks Little Meadow Gardens, Southam Road, Priors Marston, CV47 7SU

Approximate Gross Internal Area
Main House 2,391 sq ft - 222.14 sq m
Garage 263 sq ft - 24.46 sq m
Total 2,654 sq ft - 246.60 sq m



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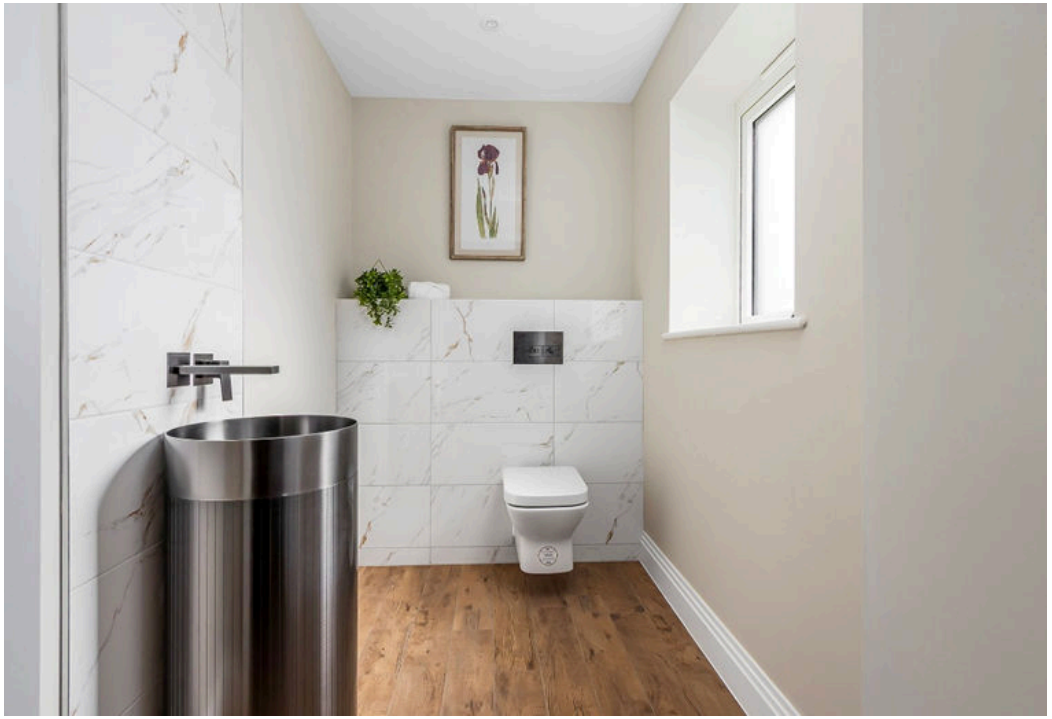

Specification

The properties at Little Meadow Gardens have been thoughtfully designed and built to an exceptional standard, with careful attention to both external and internal detail.

Each home has been individually designed with modern living in mind, combining high-quality materials, stylish finishes, and practical, well-considered spaces. Every element has been selected to create a comfortable and luxurious home with a strong sense of quality throughout.

The kitchens form a central ‘hub’ of each home, with contemporary designs, high-quality finishes and a full range of integrated appliances. Bathrooms are finished to a high standard, featuring quality fixtures and fittings that complement the overall specification.

Externally, the landscaping has been carefully considered to create attractive, private gardens and a welcoming setting, complementing the contemporary design of the homes and their surrounding countryside. The garage has been designed with a living roof to offer natural thermal insulation.

Please note: The photographs shown are of the show home and are intended to illustrate the style, quality and finish available. Individual properties may vary in layout, specification, fixtures, fittings, and landscaping.

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.

Agent's 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
Telephone: 01789 267575
Council Tax Band :TBC

HOWKINS & HARRISON

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1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.