



BIRDINGBURY ROAD, MARTON, CV23 9RY



17 Birdingbury Road

Set within the charming village of Marton, this attractive home offers a wonderful combination of comfortable living spaces and light-filled interiors. It is superbly positioned in approximately 1 acre of beautifully established gardens, backing on to open fields.

The property offers versatile living, with accommodation spread over two floors, and key rooms overlooking the splendid gardens. The ground floor comprises, an entrance hall, formal living room, garden dining room creating an ideal setting for everyday family, life and entertaining. The garden room also boasts a working open fire, underfloor heating, with double doors leading onto the patio area. The kitchen breakfast room is fitted with contemporary cabinetry and integrated cooking appliances, with French doors providing further access to the patio. A utility room and two double bedrooms and a bathroom.

The first floor has 2 double bedrooms and a bathroom. There is a spacious primary bedroom with fitted wardrobes, a family bathroom, and a second double bedroom. Off this second bedroom, the access door leads to a light and functional loft space, featuring modern Velux windows.

Outside, the property truly comes into its own, benefitting from mature planting and established borders. Generous lawns sit within a leafy garden setting.

To the front there is off-street parking for several vehicles, and an attractive lawned garden, setting the property back from the road. To the side, there is further off-street parking, leading to a detached double garage. To the rear of the property is the primary lawn leading through to orchard/woodland and onto both a second and third garden, providing abundant space to relax, entertain or simply enjoy the surroundings.

This home offers potential to further develop subject to the necessary planning permissions and consents. It has been renovated throughout within the past 5 years. It must be viewed to appreciate the scale of internal space and gardens.









Area Overview

Marton dates back to at least the Domesday Book of 1086, when it was recorded as 'Mortone'. One of its most distinctive landmarks is Marton Bridge, originally built in 1414 and now restored for pedestrians alongside the modern road bridge. The historic Church of St Esprit also reflects the village's longstanding heritage, while the Marton Museum of Country Bygones celebrates traditional rural life and the area's agricultural past.

Families benefit from access to local schools, including Our Ladys Primary in Princethorpe, Knightlow Church of England Primary School in nearby Stretton-on-Dunsmore. Secondary education options include Princethorpe College, Rugby School, Southam College, alongside schools in Rugby and Leamington Spa, subject to catchment areas and admission arrangements.

For commuters, the A423 provides convenient road links towards Coventry and Southam, with access to the wider motorway network, including the M45, M6 and M40. Railway stations in Rugby Coventry and Leamington Spa offer services to destinations including Birmingham and London. With Birmingham Airport being approx 35 minutes drive, Marton is a practical base for those travelling for work or leisure.

Surrounded by open countryside and local walking routes, Marton offers an attractive balance of rural tranquillity, historic charm and connectivity. With nearby towns providing a wider range of shopping, leisure and everyday amenities, the village is an appealing choice for those seeking a traditional Warwickshire village with an active community.





Key Features

- Approx. 1 Acre of mature gardens
- Renovated in the past four years
- Large garden dining room
- Separate living room
- Modern kitchen
- Utility area / boot room
- Four double bedrooms
- Two bathrooms
- Detached garage
- Beautiful gardens backing onto fields



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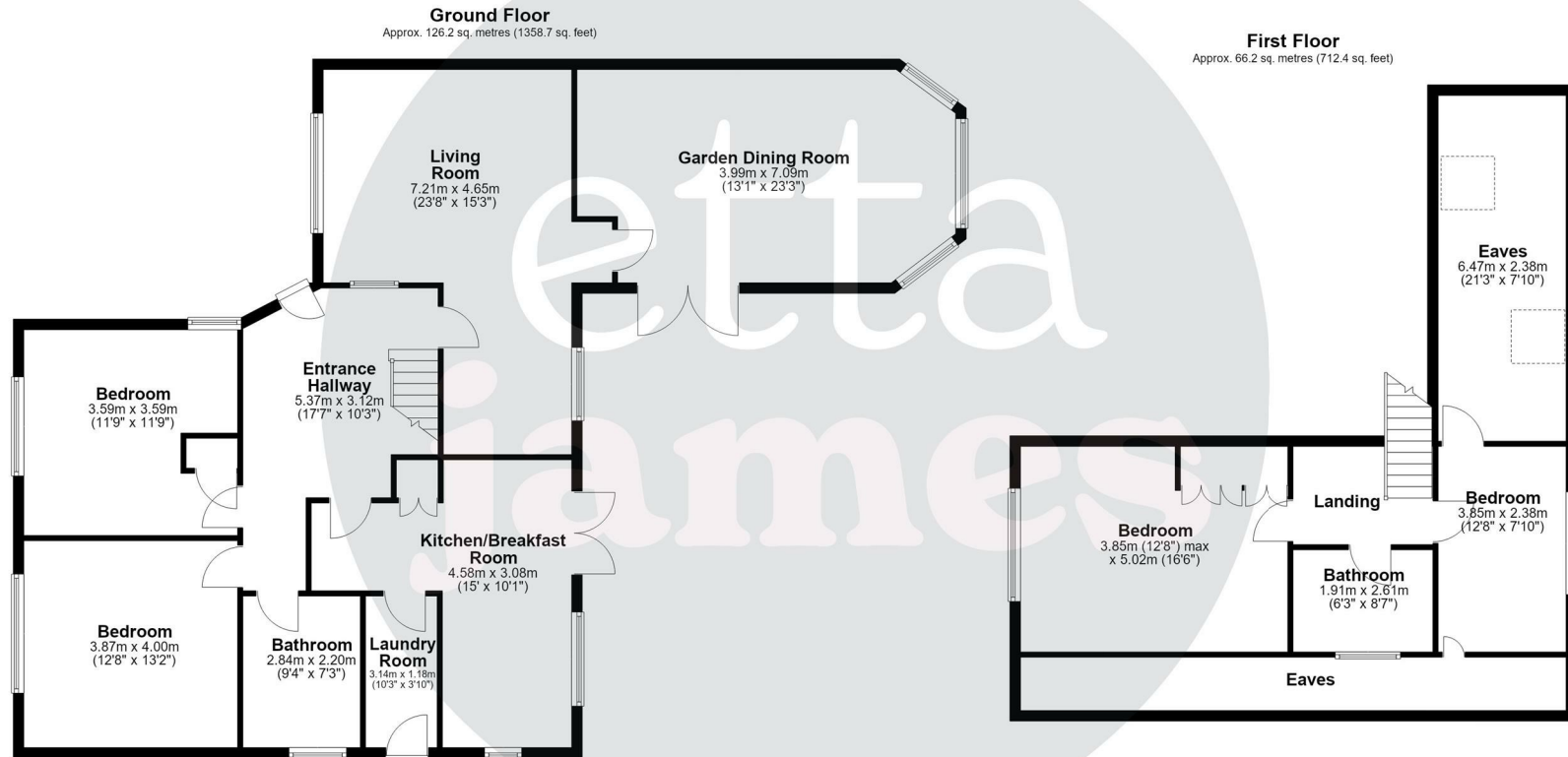
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Total area: approx. 192.4 sq. metres (2071.1 sq. feet)

To book a viewing please call 01926 898080 and press option 1 or email james@ettajames.co.uk

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