



**Connells**

Woodbine Cottage Church End  
Priors Hardwick Southam



## Property Description

The picturesque conservation village of Priors Hardwick is believed to date from the 14th Century and offers rural community living with the renowned Butchers Arms restaurant in the heart of the village.

Travel links are excellent, with easy access to both the M40 and M1, trains from Leamington Spa, Coventry, Rugby and Banbury into London. The Priors School and attached Nursery in nearby Priors Marston is run by the trustees of the educational charity that adopted the school in 1996 which attained Free School status in September 2011 and is a focal point for the community. There is also a primary school in the nearby village of Napton. The thriving village community also benefits from a sports club, Millennium Hall and locally Boddington reservoir for sailing and in Hellidon there is a Leisure club and golf course. Conveniently situated for the vibrant market town of Southam with the advantages of all its amenities providing a selection of supermarkets, Post Office, library, primary schools and highly regarded secondary High School and College, restaurants and public houses. Daventry, Banbury, Leamington Spa and Warwick offer excellent additional shopping facilities, Warwick boasting the world famous Warwick Castle and one of the country's top Universities. Leisure facilities locally include Draycote Water for sailing and Warwick and Stratford offer golf and racing.

## Approach

This cottage is situated in the heart of the village, with a private road leading to the property which surrounded with garden and tarmac driveway leading to the property. In more detail entrance door through to:

## Lounge

12' 4" x 11' 1" ( 3.76m x 3.38m )

With traditional wooden beams to the ceiling, Tiled flooring, feature fireplace with television aerial point, electric heaters. Dual aspect glazed windows front being a bay window and entrance doors to the front of the property.

## Hallway

Stairs rising to the first floor accommodation, doors to bathroom and kitchen.

## Bathroom

Fitted with a bath with mixer shower, wash hand basin, WC, part tiled walls, laminate flooring and a glazed window to the rear aspect.



## Kitchen

12' 6" x 5' 1" ( 3.81m x 1.55m )

In need of some work, glazed window to the rear aspect. there is a sink, eclectic point, ceiling light and door to:

## Dining Room

12' 1" x 11' ( 3.68m x 3.35m )

Dual aspect windows the front and rear aspect. tiled flooring, electric heaters and a glazed door leading out to the front of the property.

## First Floor Landing

Doors to bedrooms, storage room (5'6 5'5) and storage cupboard.

## Bedroom One

12' 5" x 12' 1" ( 3.78m x 3.68m )

Glazed window to the front aspect and electric heater.

## Bedroom Two

12' 2" x 10' 3" ( 3.71m x 3.12m )

Access from bedroom three with dual aspect glazed windows to the front and rear aspect and electric heater.

## Bedroom Three/ Study

12' 1" x 7' 10" ( 3.68m x 2.39m )

Glazed window to the front aspect and electric heater.

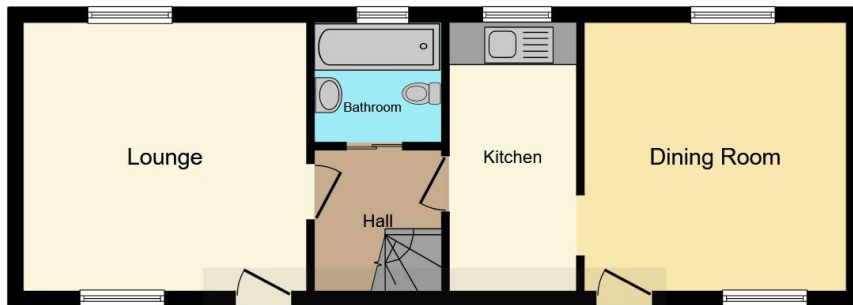
## Rear Garden

Large garden with hedged boundaries and lawn area with mature shrubs.

## Garage

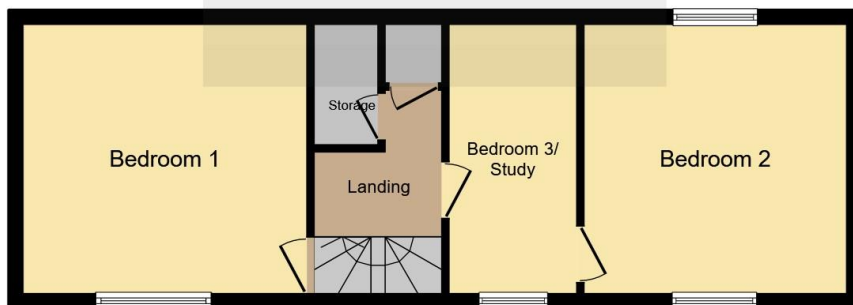
Wooden single garage.





**Ground Floor**

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**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: G**

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Tenure: Freehold



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