



Connells

Laburnum 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 period brick-built cottage has been sympathetically refurbished throughout to the highest of standards, in a style that is in keeping with the surrounding properties of the village.

The block paved driveway leads to the front courtyard and the double garage.

Enter the property through Oak front door.

Entrance Hall

Welcoming and spacious entrance hall with stone floor and full height glazed panels allow light in. Stairs rising to the first floor and doors to cloakroom, lounge and dining area.

Cloakroom

A spacious room fitted Low level WC and hand wash basin inset in a vanity unit.

Lounge

18' 1" x 17' 11" (5.51m x 5.46m)

this open and bright room has an exposed stone wall surrounding the fireplace with wood burning stove. Oak framed windows and French doors leaning out in to the garden. door to the study.

Study

9' 4" x 4' 3" (2.84m x 1.30m)

This room is tucked away with a window looking out to the garden giving natural light.

Living Kitchen

21' 7" x 17' 1" (6.58m x 5.21m)

This fantastic 1909 style designer kitchen/breakfast area with stone floor and quartz worktops is fully fitted with a comprehensive range of base and wall cupboard storage, double sink, pan drawers, full height built-in fridge and separate freezer, two ovens and central breakfast island with built-in wine cooler, induction hob, extractor fan and seating area. This room is exceptionally versatile offering any family ample socialising space. With bi-fold doors out to the rear garden. it provides a home with seamless indoor-outdoor living.

Dining Area

17' 10" x 10' 7" (5.44m x 3.23m)

Good size dining area with Oak framed panels and French doors to the garden. Opening to the living kitchen.

Utility Room

8' 6" x 7' 8" (2.59m x 2.34m)

This well-equipped utility with a fully glazed door to the rear courtyard, Quartz worktops with a range of base and wall cupboards, space and plumbing for a washer-dryer, sink and home to the boiler.

Stairs & Landing

From the entrance hall the staircase with oak newel posts and handrails rises to the first floor. A spacious open landing with vaulted ceilings leads to the all good sized double bedrooms.

Main Bedroom

32' 8" x 11' 11" (9.96m x 3.63m)

The master bedroom has windows to the front rear and side aspect flooding the room with natural light, door to en-suite and also boasts a fabulous walk-in wardrobe with automatic lighting and sliding oak mirrored doors.

En-Suite Shower

This large en-suite has window to the side aspect, spacious corner cubicle with mains fed shower. wash hand basin, low level WC and heated towel rail.

Bedroom Two

12' 2" x 11' 7" (3.71m x 3.53m)

Spacious room with a window to the front aspect and a door to the en-suite.

En-Suite Shower

Fitted suite with shower cubicle with mains fed shower, low level WC and wash hand basin. window to the rear aspect.

Bedroom Three

13' x 9' 6" (3.96m x 2.90m)

Double bedroom with window to the side aspect.

Bedroom Four

9' x 8' 11" (2.74m x 2.72m)

Double bedroom with a windows to the front aspect.

Bathroom

The family bathroom comprises a bath with handheld shower, WC and double sized wash hand basin with vanity unit below and a glazed window to the side aspect.

Garden

The beautiful private garden wraps itself around the entire property and there are doors leading out of all of the downstairs rooms. The garden is enclosed with mature hedging and the majority is laid to lawn. Indian sandstone paving is laid all around the perimeter of the house with a rear courtyard off the utility room and patio area as you step out of the kitchen. Reclaim brick steps lead up onto the raised lawn areas. Perfect for entertaining and al fresco dining.

Garage

17' 2" x 16' 4" (5.23m x 4.98m)

An impressive oak framed garage and workshop with electric doors, power, light and a electric charging point. An external oak staircase leads up to a versatile first floor room which could be used as additional accommodation or a separate office.

Agents Notes

Multimedia speakers in the ceiling throughout the ground floor.









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Tenure: Freehold



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