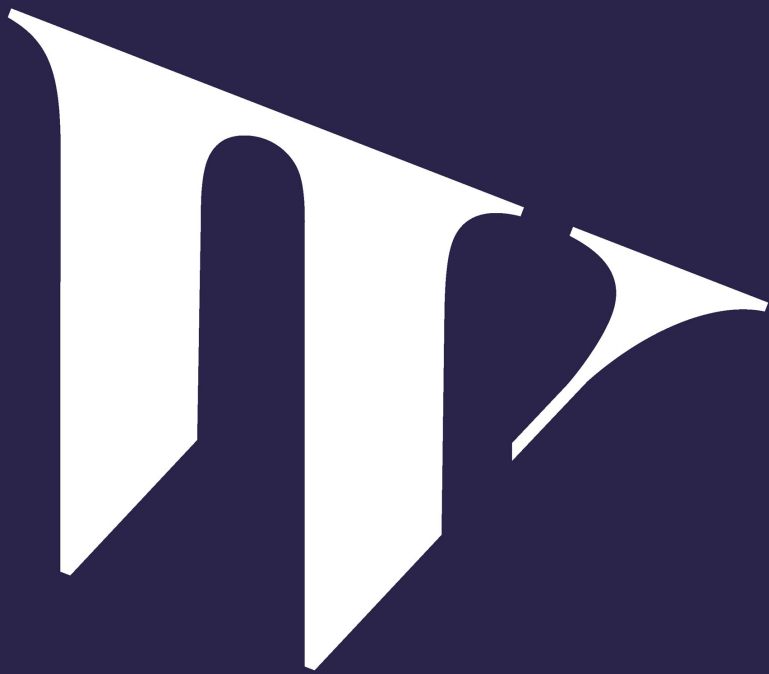




Hartley House

Southam **CV47 0HY**

Guide Price £1,550,000



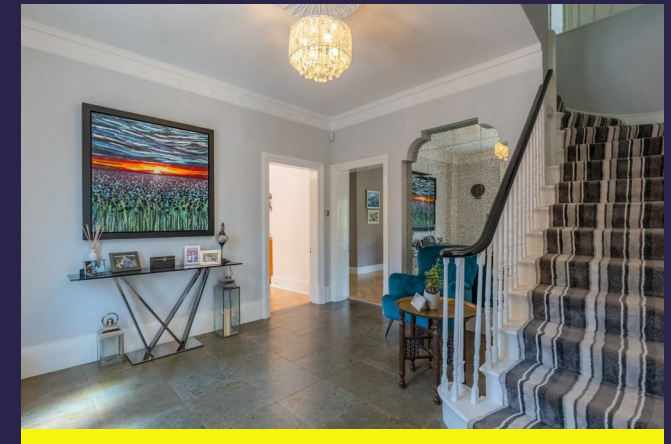
Hartley House



Summary

This beautiful and spacious Georgian Mansion dates back to C.1800 and is located on the fringe of Southam allowing easy access to both local towns and the major road networks close by. Having retained a whole host of the original character features, whilst implementing modern touches to offer a fabulous and comfortable detached family residence. Set back from the road behind a canopy of privacy and private gated entrance, the grounds surround the property. Upon arrival the large sweeping driveway allows space for numerous vehicles and the grand entrance doorway. The welcoming reception hallway offers tall ceilings, Blue Lias flooring and doors leading off in all directions. To one side is the stunning dual aspect drawing room, and in turn the orangery, and to the other a formal dining room. As you continue

through there is a large family room with home office, a breakfast room and then the fabulous kitchen and separate utility room; all fitted with "Smallbone". There are two staircases leading up to the first floor; one from the kitchen leading up to a large double bedroom, en-suite shower room and in turn a dressing room, with the other formal staircase leading up to the five remaining double bedrooms and two bathrooms. There is also a cellar perfect for keeping the wine at a chilled temperature. Externally the grounds are impressive, surrounding the property with large driveway to the front, expansive lawns, large patios accessed from almost all rooms on the ground floor and access to the detached annexe and original stable barns.



Location

Southam has everything required for day-to-day living including sought after schooling and nurseries. There is an array of facilities including supermarkets, boutique shops and a number of public houses. Close by is the Dallas Burston Polo Club and it is also well positioned for access to both local towns and the major road networks close by.

Features

Detached Georgian Residence

Retained Character Feature

Four Reception Rooms

Six Double Bedrooms

Three Bathroom Suites

Basement Wine Cellar

Electric Gated Entrance

Extensive Gardens / Terrace

Stable Outbuilding

Home Office / Annexe



ON THE LOWER GROUND

Cellarage

20'4" x 13'10" (6.21m x 4.23m)

There is a spacious cellar with the original scullery from historic times. It offers dry storage, however, currently the perfect wine cellar.

ON THE GROUND FLOOR

Reception Hallway

13'1" x 11'11" (3.99m x 3.64m)

This welcoming reception hallway gives the immediate sense of grandeur with high ceilings, decorative cornices, Blue Lias flooring and doors leading off to an array of rooms.

Drawing Room

20'6" x 14'11" (6.27m x 4.55m)

A lovely light room with dual aspect to both the front and rear, feature fireplace with carved surround and marble hearth and maple wood strip flooring. The heights continue and a glass panelled door leads through to the orangery.

Orangery

17'4" x 12'1" (5.30m x 3.70m)

This beautifully bright orangery has French windows out to the terrace and offers Travertine-tiled flooring with underfloor heating.

Dining Room

18'0" x 15'3" (5.51m x 4.67m)

A fabulous formal dining room with full height windows to the front aspect with original timber shutters, stained glass to the side, ash parquet flooring and a focal open stone fireplace.

WC / Cloakroom

13'6" x 7'9" (4.14m x 2.37m)

A large water closet having herringbone flooring and modern white suite.

Lobby / Family Room

18'10" x 14'7" (5.75m x 4.45m)

Linking the reception hallway with the breakfast room and kitchen, this versatile space is currently used as both relaxing and home office offering French doors out to the terrace and archway leading to the breakfast room.

Breakfast Room

17'4" x 10'11" (5.30m x 3.34m)

Having quartz tiled flooring, fitted Smallbone dresser and further French doors out to the terrace.

Kitchen

21'1" x 14'8" (6.44m x 4.49m)

This fully fitted Smallbone kitchen has an array of cabinetry and furniture on offer with granite worktops and central island. There are two different sized deep blue Aga's and a stable door to the side aspect. A door leads through to the utility room.

Utility Room

12'2" x 9'1" (3.73m x 2.78m)

With further Smallbone fittings with Belfast sinks and plumbing for all the white goods.

ON THE FIRST FLOOR

Landing

15'11" x 5'10" (4.87m x 1.79m)

A spacious landing leading from the reception hallway. Doors lead off to all rooms on this level with the first being the principal bedroom.

Principal Bedroom

20'6" x 14'11" (6.25m x 4.56m)

A stunning sized bedroom with bespoke fitted wardrobes, continued heights, cast iron fireplace and offering a lovely dual aspect to both the front and rear gardens.

Bedroom Four

13'0" x 11'9" (3.96m x 3.58m)

Once again with views over the front gardens this double bedroom offers a fitted storage cupboard and great proportions.

Bedroom Two

16'1" x 13'1" (4.91m x 3.99m)

A further large double bedroom with views to the front.

Bedroom Six

11'11" x 8'5" (3.65m x 2.57m)

A double bedroom with cast iron fireplace and window to the side.

Main Bathroom

9'9" x 11'3" (2.99m x 3.43m)

An immaculate bathroom suite with roll top bath, his / hers sinks and large walk-in shower.

Second Bathroom

10'2" x 6'9" (3.11m x 2.08m)

With a modern white suite including bath with shower over.

Bedroom Five / Dressing Room

16'10" x 10'4" (5.15m x 3.16m)

Currently used as a dressing room with full width fitted wardrobes and having a door into the Jack and Jill shower room shared with bedroom three.

Ensuite Shower Room

11'7" x 7'9" (3.54m x 2.37m)

Immaculately presented shower room with tiled flooring, large shower and his / hers wash hand basins. Doors lead off to both bedroom three and bedroom five.

Bedroom Three

14'10" x 11'11" (4.54m x 3.65m)

A large double bedroom sharing the Jack and Jill shower room with bedroom five and having it's own private staircase leading off the kitchen.

OUTSIDE

This unique property is set back from the road behind a canopy of mature trees and hedgerow with a large pebbled driveway offering space for a large number of vehicles, all accessed via the sliding electric gates. Keeping up with technology there is also an EPV point. The private rear garden, predominantly walled, offers an expanse of lawns, a small topiary garden and a large raised terrace perfect for entertaining. To one side of the property, there is an annexe / games room with kitchen and wc. There is also a useful studio/office above. Further outbuildings include the brick built former original stables linked to the property, currently used as further storage, however could be incorporated into the main house.







Floorplan



General Information

Tenure

Freehold

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Stratford Upon Avon District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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