



The Green  
Church End | Priors Hardwick | Southam | Warwickshire | CV47 7SN

FINE & COUNTRY

# THE GREEN

*A beautiful cottage full of character, this stylish 2-bedroom, 2-bathroom cottage offers cosy yet contemporary living in a picturesque village.*



# KEY FEATURES

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## Accommodation summary

A Beautifully Finished Character Cottage in a Picturesque Village Setting.

Tucked away in a pretty village and overlooking the green, this detached two-bedroom cottage is an exceptional blend of timeless charm and stylish modern living. Thoughtfully renovated throughout, it offers a warm and welcoming home full of character, comfort, and contemporary touches.

Under the direction of the present owners, the property was subject to an extensive rebuild in 2011, including new roof, installation of modern bathrooms, new damp proof course, double glazed windows and extensions to the kitchen and main house which has brought the property up to modern standards.

Step inside through the entrance porch and into the spacious living/dining room, where exposed beams and a multi-fuel stove set into a brick fireplace create an instant sense of cosiness and charm. This is a space made for quiet evenings by the fire or entertaining in style.

The high-spec kitchen is both beautiful and functional, fitted with all main appliances including a dishwasher, washer/dryer, and fridge/freezer. A breakfast bar, with serving hatch to main reception room, provides the perfect spot for casual dining or morning coffee, while underfloor heating throughout the ground floor ensures a warm welcome all year round.

The luxury bathroom is a real standout, featuring a corner bath, wet-room style shower area, and a separate WC, all finished to an exceptional standard.

















Upstairs, the main bedroom is light and spacious, complete with built-in storage and a sleek en-suite shower room. A second room, ideal as a nursery, study, or guest room, adds flexibility for a range of needs.







Outside, the secluded garden offers a peaceful and private escape, perfect for summer evenings or morning sun. There's driveway parking for up to three vehicles, and the cottage is double glazed with efficient gas central heating throughout.

Beautifully presented and full of thoughtful detail, this home is as charming as it is practical — a perfect countryside retreat with all the modern comforts, set in a sought-after village location.









# LOCATION

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Nestled in the heart of the Warwickshire countryside, Priors Hardwick is a picturesque village that epitomizes the charm of rural England. Surrounded by rolling farmland and stunning landscapes, it offers a serene and idyllic setting while maintaining excellent connections to nearby towns and amenities.

Steeped in history, the village is home to beautiful period cottages and traditional architecture, creating a sense of timeless character and community.

For those seeking a peaceful yet connected lifestyle, Priors Hardwick is ideally located within easy reach of Banbury, Daventry and Leamington Spa, making it perfect for commuters or those who appreciate country living without compromising on convenience. The village also boasts excellent walking and cycling routes, providing ample opportunities to enjoy the stunning natural surroundings.

There is a wide choice of excellent schooling in the area.

With its friendly community, scenic countryside, and quintessential English charm, Priors Hardwick is a truly wonderful place to call home.



# INFORMATION

## Services, Utilities & Property Information

Tenure - Freehold

EPC Rating - C

Council Tax Band - D

Local Authority - Stratford Upon Avon.

Property Construction - Standard - Brick and Tile.

Electricity Supply - Mains Electricity Supply.

Water Supply - Mains Water Supply.

Drainage & Sewerage - Mains Drainage & Sewerage.

Heating - Gas Central Heating.

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - Some 4G mobile signal is available in the area - we advise you to check with your provider.

Parking - Off road parking for up to three vehicles.

Special Notes - The property is in a conservation area.

Rights and arrangements - There is a shared driveway used by Gable house and The Green with minor maintenance costs involved. Please speak with the agent for further information.

## Directions

What Three Words: ///redefined.managers.animate

Postcode: CV47 7SN

## Viewing Arrangements

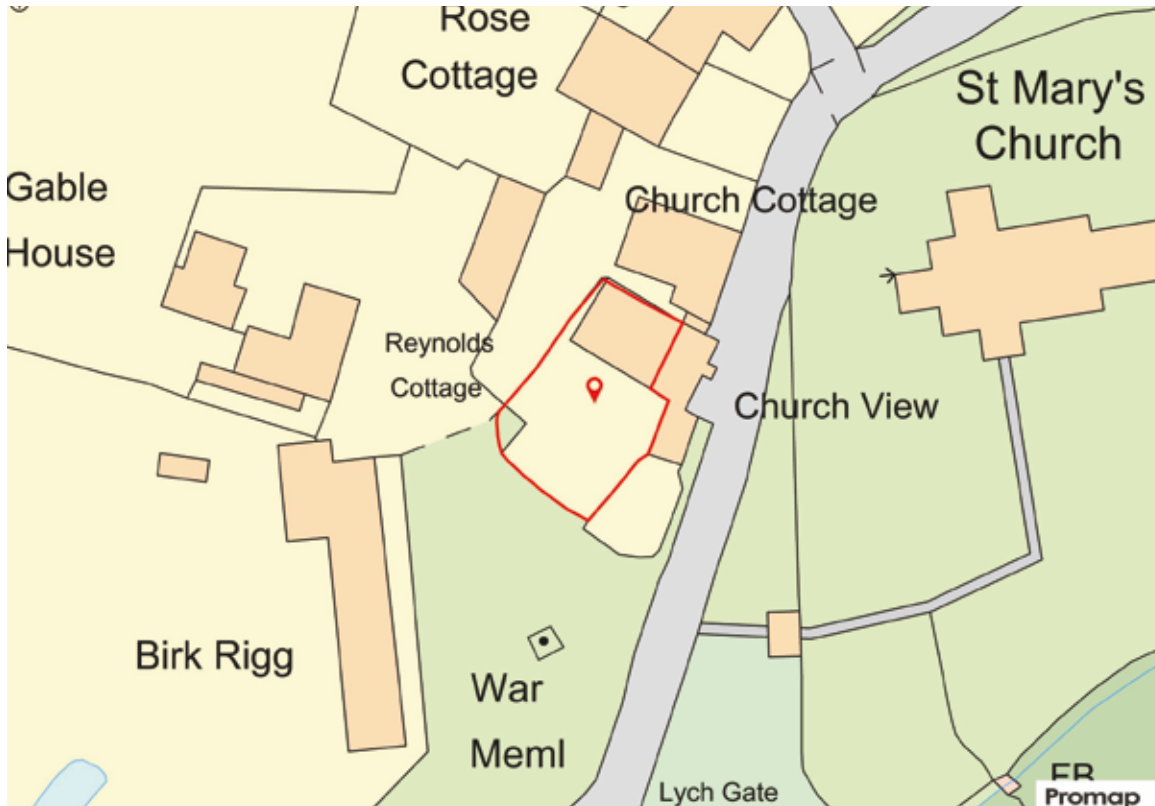
Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

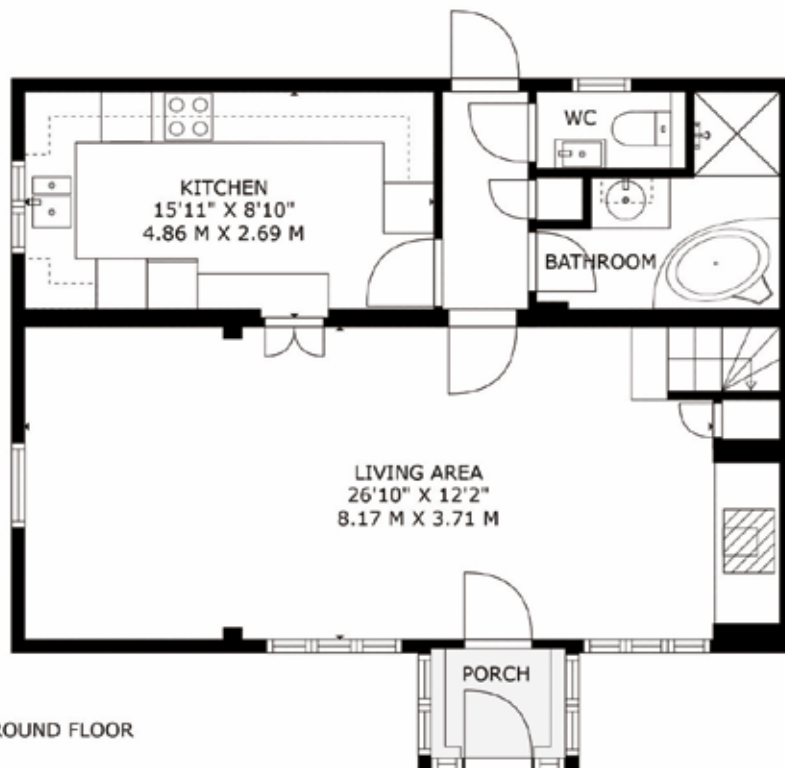
## Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

## Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 911 sq ft, 84 m2  
LOW CEILING: 22 sq ft, 2 m2

**OVERALL TOTALS: 933 sq ft, 86 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



GRAHAM LEE

PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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