



Laburnum Cottage
Church End | Priors Hardwick | Southam | Warwickshire | CV47 7SN

STEP INSIDE

Laburnum Cottage

Tucked away along a private driveway, behind electric gates, in the heart of the highly regarded Warwickshire village of Priors Hardwick, Laburnum Cottage is a beautifully individual characterful home that combines the charm and warmth of a traditional country cottage with the space, specification and practicality required for modern family life.

Constructed in reclaimed brick beneath a slate roof, the property has been sympathetically renovated and extended. Oak-framed glazing, exposed brickwork and character detailing sit comfortably alongside a stylish kitchen, modern bathrooms and generous, light-filled living spaces.

The ground floor has attractive stone flooring through the principal kitchen and dining areas, while the sitting room features a striking exposed-brick fireplace with a substantial oak mantel and wood-burning stove. Together with the private gardens, excellent garaging and flexible room above, Laburnum Cottage offers a particularly appealing village lifestyle.

Ground Floor

An oak front door with full-height glazed side panels opens into a spacious and welcoming reception hallway, where the staircase rises to the first floor. The hall provides access to the principal reception rooms and the ground-floor cloakroom, creating an immediate sense of light and space.

The sitting room is a wonderfully comfortable reception space, combining generous proportions with plenty of character. An exposed-brick fireplace forms an impressive focal point, finished with oak mantel and housing a wood-burning stove. Oak-framed glazing and French doors draw in natural light and provide a direct connection with the garden, while a separate study area offers a useful space for home working or reading.

The dining room provides an excellent setting for both everyday family life and entertaining, with oak-framed glazed doors opening towards the garden. It flows naturally into the kitchen/breakfast room, creating a sociable sequence of spaces across the house.

The kitchen/breakfast room is the central hub of the home. Fitted in a classic shaker style, it features quartz worktops, an extensive range of cabinetry and a large central island with breakfast-bar seating and integrated wine cooler. Appliances include an induction hob with flush-mounted ceiling extractor, double ovens, full-height fridge and freezer and integrated dishwasher. Bi-fold doors open directly to the garden, making this an excellent space for entertaining and providing a seamless transition between the house and outside.

Adjoining the dining room is a well-equipped utility room with further fitted storage, quartz work surfaces, sink, plumbing for laundry appliances and a glazed external door to the rear courtyard.









SELLER INSIGHT

“ From the moment I first saw the house, it was the light that captivated me. The side and rear elevations are framed by enormous oak-framed, floor-to-ceiling windows, bringing sunshine into the house throughout the day. I was equally drawn to the privacy, with the house set well back from the road, and to the exceptional quality of the build, from the luxury fittings to the thoughtful details throughout.

The kitchen has naturally become the centre of the house. It is wonderfully generous in scale and even has its own sofa, while the sitting room is my favourite room for its cosy atmosphere, particularly when the fire is lit. I also commissioned the sitting room fireplace to be rebuilt using an old oak beam and reclaimed bricks, creating a beautiful focal point. Throughout the house, the oak features and details such as the centrally controlled speakers add to its sense of quality.

The layout works exceptionally well for everyday life, particularly the partial open-plan connection between the kitchen and dining room, which means we use the dining space far more than we would if it were completely separate. I have continued to improve the house during my time here, including installing electric gates, electric garage doors, an EV charger, security lighting and a lead porch roof. I also refitted the main bathroom and added air conditioning to the principal bedroom.

The house has been wonderfully adaptable to both family and working life. There are two offices, allowing both myself and my partner to work comfortably from home, while the generous number of bathrooms makes having family to stay easy. The room above the garage has also served as a fifth bedroom and gym before becoming my office, and I have made it a particularly comfortable space to work in.

Outside, the garden follows the sun beautifully, with morning light arriving from the side before moving around to the rear. I have created flower beds and an outdoor dining area using reclaimed railway sleepers, while fencing and gates around the garden have made it secure for my dog. There is also a discreet area for hanging washing, leaving the main garden clear to enjoy.

This has become the house where the family naturally gathers, and some of my happiest memories have been made here. Priors Hardwick also has a lovely sense of community, with monthly village walks, regular gatherings and a website celebrating local stories and history. The location was another key attraction, with Banbury and Leamington Spa offering direct trains to London, while the M40 and M1 are both within easy reach.

This home has been my heart and soul, and I love living here. The only reason I am leaving is because my children have moved away and I want to be closer to them. Otherwise, I would have no reason to go. It is safe, secure, peaceful and beautiful, and I hope whoever buys it next will love it as much as I have.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First Floor

The staircase rises to a spacious landing with attractive vaulted detailing. The principal bedroom is a generous room with a large en-suite shower room and a superb walk-in wardrobe with automatic lighting and sliding mirrored oak doors.

Bedroom two is also a well-proportioned double bedroom with its own en-suite shower room. Two further double bedrooms provide excellent family or guest accommodation and are served by the main family bathroom, which includes a bath with hand-held shower, WC and a wide wash-hand basin with vanity storage.





STEP OUTSIDE

Laburnum Cottage

Laburnum Cottage is discreetly positioned behind mature boundaries and approached along its own private driveway behind electric gates, giving the property an appealing sense of privacy on arrival. The gardens wrap around the house and is predominantly laid to lawn, enclosed by established hedging and planting.

The outside space is particularly well suited to summer entertaining and al fresco dining. A generous terrace adjoins from the kitchen and leads from to a rear courtyard, which can also be accessed from the utility room. Reclaimed-brick steps rise to the lawn, while the numerous glazed doors from the ground-floor rooms create an effortless relationship between the interior and garden.

The driveway continues round to an oak-framed garage and workshop. An external oak staircase leads to a generous first-floor room above, offering valuable flexibility as a home office, studio, games room or gym.

Location

Priors Hardwick is an attractive and highly sought-after Warwickshire village surrounded by rolling countryside. The village has a strong sense of character and history, centred around its historic church and the open landscape of the former medieval settlement.

Despite its peaceful rural setting, the village is well placed for access to Southam, Banbury, Leamington Spa, Warwick and the wider motorway network. The M40 provides convenient connections north and south, while mainline rail services from Banbury and Leamington Spa provide access towards London and Birmingham. A range of well-regarded state, grammar and independent schooling is available throughout the surrounding area.







Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band F - Stratford-on-Avon District Council

Property Construction: Standard - brick and block & tiled roof

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains

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

Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Single garage with Type 2 EV charger. Driveway parking for 4+ cars.

Total Internal Floor Area: 2,518 sq. ft

Notes: The property is situated in Priors Hardwick Conservation Area.

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455 950 or 07860 623 178.

Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

Monday to Friday

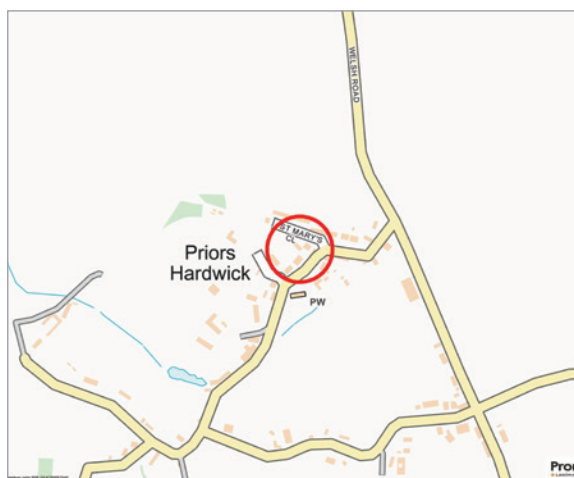
9.00 am-5.30 pm

Saturday

9.00 am-4.30 pm

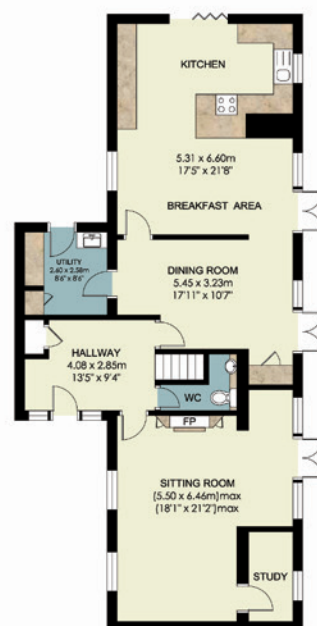
Sunday

By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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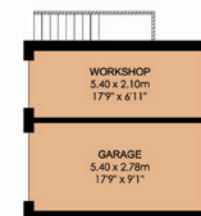
GROUND FLOOR



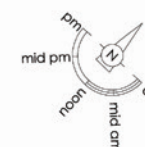
FIRST FLOOR



FLOOR ABOVE GARAGE



OUTBUILDING



APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE: 2275 sq ft, 211m²
 BEDROOM 5/GAMES ROOM/OFFICE: 243 sq ft, 23m²
 GARAGE & WORKSHOP: 292 sq ft, 27m²

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



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 17.08.2026

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