



The Leys

Welsh Road | Priors Hardwick | Southam | Warwickshire | CV47 7SJ

FINE & COUNTRY



# STEP INSIDE

## The Leys

---

Set in the idyllic rural setting of Priors Hardwick the Leys is a stunning and expansive family home offering over 4,400 sq ft of versatile accommodation. With elegant interiors, landscaped gardens, and a beautifully finished detached annex. This exceptional residence combines luxury living with flexible multi-generational space. With panoramic countryside views, generous plot size of around  $\frac{3}{4}$  acre, and outstanding entertaining spaces. The Leys is a rare and enviable find on the market.

### Main House – Ground Floor

The welcoming entrance hall leads into a series of beautifully presented spaces, including a spacious living room with bay windows and stunning feature fireplace. The impressive open-plan kitchen/family/dining area is the heart of the home, boasting bespoke cabinetry, granite worktops, breakfast bar, and full-width bi-fold doors opening to the garden. Further ground floor rooms include a separate study room which could also be a downstairs bedroom, there is also large utility room and a separate shower room.

### Main House – First Floor

Upstairs, the generous landing leads to four bedrooms. The principal suite features an en-suite bathroom and direct access to a private balcony with rural views. The second bedroom also benefits from its own en-suite. A modern family bathroom serves the remaining bedrooms.

### Annex – Ground & First Floor

The detached annex offers self-contained accommodation ideal for extended family, guests, or an additional income. The ground floor comprises a large reception room, kitchen/dining area, conservatory, and WC. Upstairs, there is a spacious sitting room, double bedroom, and bathroom. There is also a balcony and dedicated external entrance for privacy.

























## Outside

The property enjoys a generous plot with extensive lawns, mature planting, and rural views. The seating areas provide perfect spots for outdoor dining and relaxation. There is ample parking on the gravel driveway with gated access.







# LOCATION

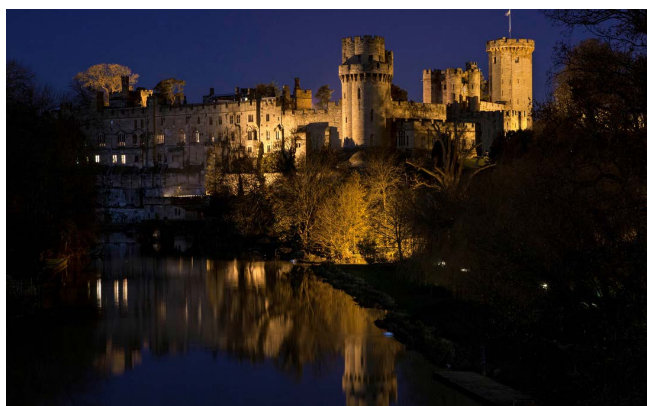
---

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.







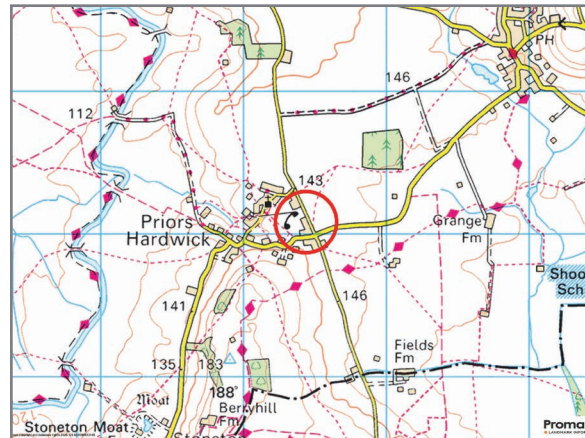
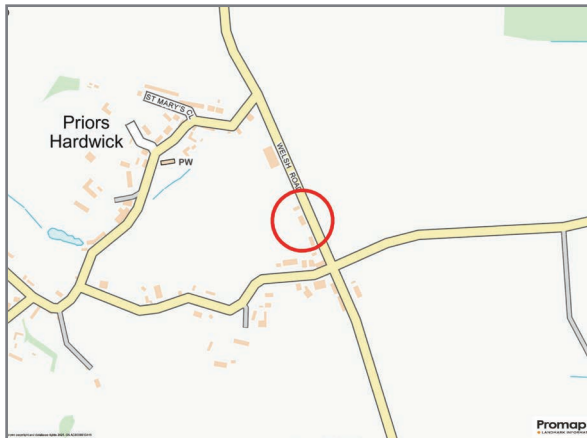
### Services, Utilities & Property Information

Utilities – The property is understood to have mains electricity, water, and private drainage. Heating is provided via oil-fired central heating system.

Mobile Phone Coverage – 5G mobile signal is available in the area. Please check with your provider.

Broadband Availability – Ultrafast broadband is available with download and upload speeds up to 1000 Mbps.

Tenure – Freehold



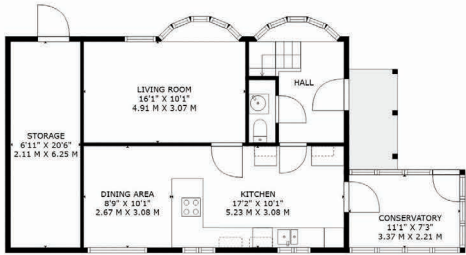


MAIN HOUSE

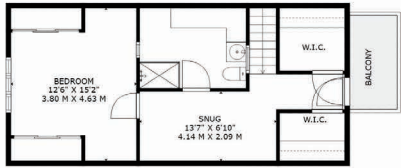
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

ANNEXE

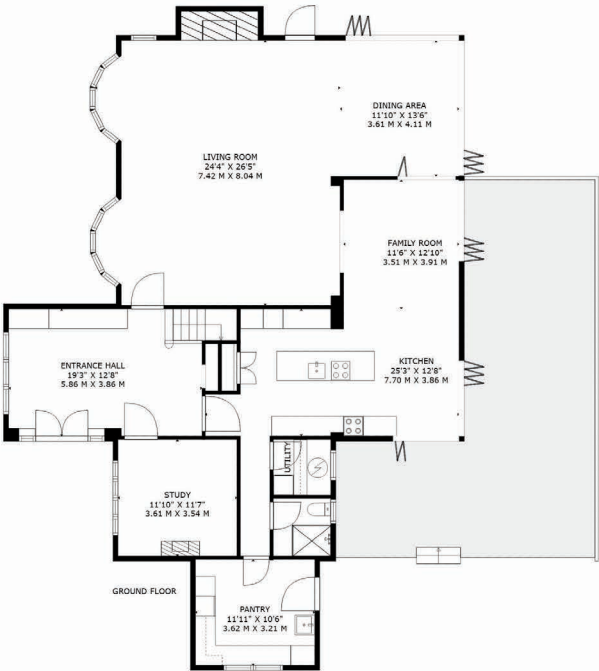
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



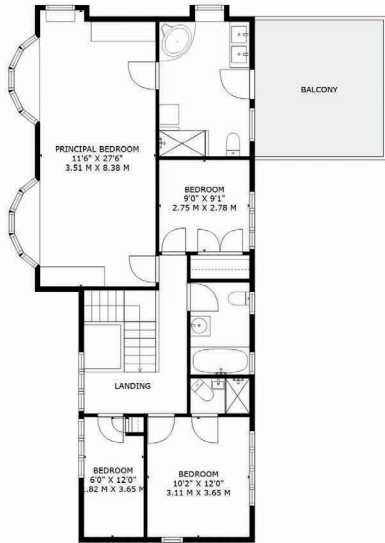
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 3897 sq ft, 362 m2  
LOW CEILINGS: 161 sq ft, 14 m2  
BALCONIES: 219 sq ft, 20 m2  
EXTERNAL STORAGE: 143 sq ft, 13 m2

OVERALL TOTALS: 4420 sq ft, 409 m2

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 © 2025 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 07.07.2025







NICOLA MOORE  
BRANCH PARTNER

*follow Fine & Country Leamington Spa on*



Fine & Country Leamington Spa  
11 Dormer Place, Leamington Spa, Warwickshire CV32 5AA  
07860 623178 | [nicola.moore@fineandcountry.com](mailto:nicola.moore@fineandcountry.com)

