



Fairhurst, Hellidon Road, Priors Marston, Southam, CV47 7RN

HOWKINS &
HARRISON

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Offers in the region of
£600,000

A beautifully presented four-bedroom detached family home located in the sought-after village of Priors Marston, offering spacious and versatile accommodation throughout. Features include a dual-aspect sitting room with multi-fuel burner, open-plan kitchen/dining room with underfloor heating, conservatory, study, utility room and downstairs WC. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom. Outside benefits from ample parking and a private mature rear garden with decked seating area and shed.

Features

- Detached 4-bedroom property
- Open plan kitchen/dining/living accommodation
- Conservatory
- Spacious study
- Master with en-suite
- Utility and downstairs cloakroom
- Countryside views
- Private rear garden
- Front drive with parking for multiple cars
- Popular village location



Location

Priors Marston is a highly sought-after Warwickshire village offering an attractive blend of countryside charm and practical connectivity. Situated close to the Northamptonshire border and just a short drive from Southam, Banbury and Leamington Spa, the village provides an ideal setting for buyers seeking rural living without complete isolation.

The village is centred around a picturesque parish church and period properties, with a mix of character cottages, individual homes and modern family houses. Amenities include a well-regarded primary school (The Priors School), village hall, sports club and the popular Hollybush Inn, creating a strong sense of community.

Surrounded by rolling countryside, Priors Marston offers excellent walking routes, bridleways and access to the Oxford Canal and Jurassic Way, appealing to those who value outdoor space and a semi-rural lifestyle.



Ground Floor

The property is approached via a grey composite front door opening into a welcoming entrance hall featuring engineered oak flooring. Stairs rise to the first floor, while glazed panelled doors provide access to the principal reception rooms. Beneath the staircase are two generously sized understairs cupboards offering excellent storage.

To the left-hand side is a bright and versatile study with UPVC windows to both the front and side elevations, making this an ideal home office, snug or reading room.

Positioned to the right of the hallway is the well-proportioned dual aspect sitting room enjoying plenty of natural light from UPVC windows to the front and side. The room benefits from engineered oak flooring and a charming multi-fuel burner creating a warm and inviting living space.

To the rear of the property is the impressive open-plan kitchen/dining room extending across the width of the home. Finished with grey ceramic tiled flooring and underfloor heating throughout, the kitchen comprises a range of wooden wall and base units with wooden work surfaces, integrated oven, ceramic hob with extractor fan, and a one and a half bowl sink and drainer. A rear facing UPVC window provides attractive views over the garden.

Leading from the kitchen is a practical utility room with space for a washing machine and coat storage, together with access to a downstairs WC. This area also benefits from underfloor heating.

Double doors from the dining area open into the attractive conservatory. Featuring a pentagonal design with surrounding windows, this bright garden-facing room provides an excellent additional reception space ideal for relaxing or entertaining.

A further glazed door leads conveniently back through to the entrance hall.





First Floor

To the first floor, the landing gives access to all four bedrooms and the family bathroom, with oak internal doors and brushed nickel fittings throughout.

Bedroom Four is positioned to the rear and enjoys views over the garden via a UPVC window.

The family bathroom is centrally located and fitted with a white three-piece suite comprising bath with shower and screen, pedestal wash basin and WC, complemented by sandstone tiled flooring with underfloor heating and decorative aqua glass splashback tiling.

Bedroom Two is a generous double bedroom positioned to the front elevation with countryside views and ample space for wardrobes and additional furniture.

Bedroom Three is another well-proportioned double bedroom benefiting from fitted wardrobes and further countryside views to the front.

The master bedroom is the largest of the four bedrooms and enjoys dual-aspect UPVC windows to the front and side elevations. The room also benefits from fitted wardrobes and a private en-suite shower/wet room featuring green slate tiled flooring with under floor heating, pedestal wash basin and WC, with views overlooking the garden.



Outside

Externally, the property benefits from an open-fronted frontage providing off-road parking for several vehicles, complemented by attractive planted borders featuring a variety of established shrubs and plants.

Gated side access on both sides of the property leads to the private and secluded rear garden, which is predominantly laid to lawn and enjoys a selection of seating areas positioned to take advantage of sunlight throughout the day. The garden is beautifully bordered by mature specimen trees and established shrubs, creating a peaceful outdoor setting ideal for both entertaining and family use. A raised decked seating area and timber shed complete the outdoor space.





Strictly by prior appointment via the selling agents
Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Stratford Upon Avon – 01789 267575

Council Tax Band – E.

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

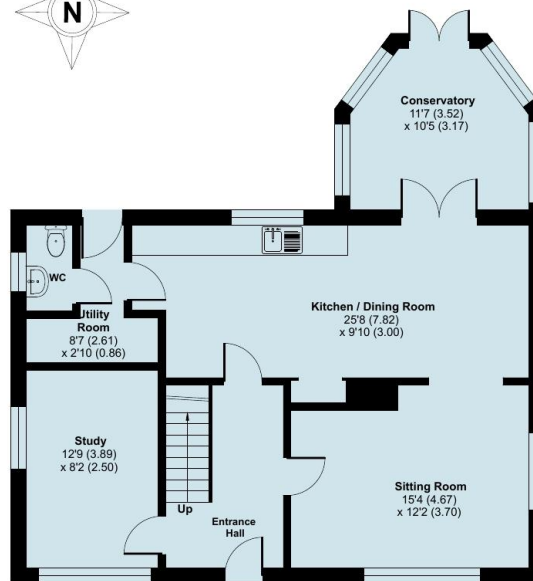
Hellidon Road, Priors Marston, Southam, CV47

Approximate Area = 1471 sq ft / 136.6 sq m

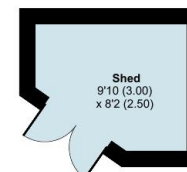
Outbuilding = 69 sq ft / 6.4 sq m

Total = 1540 sq ft / 143 sq m

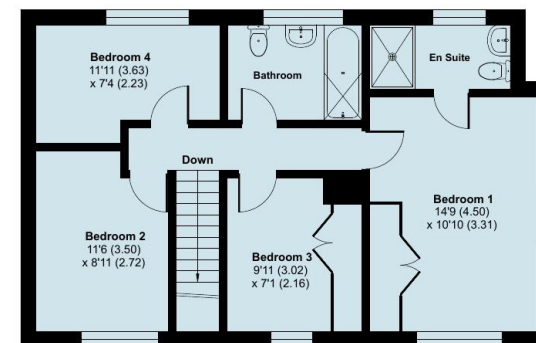
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Howkins & Harrison. REF: 1460000

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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