

**Priors Hardwick, Southam Warwickshire**

MICHAEL GRAHAM











**A four bedroom detached property with a detached one bedroom annexe, garaging and gardens extending to 0.7 acres with views over fields to the front and rear.**

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# The Leys

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

Offers in excess of £1,250,000

5 bedrooms

4 reception rooms

5 bathrooms

EPC Rating Band D

The property has over 4,100 sq. ft. of accommodation in total. The main house has 2,845 sq. ft. of accommodation with double doors to an entrance hall with fitted storage, stairs to the first floor and access to the sitting room, open plan kitchen/breakfast/family room, and the study. The sitting room is open plan to a dining area and the kitchen has access to a utility room, boot room and ground floor shower room. The first floor has four bedrooms, two en suites and a family bathroom.

At the front of the property a double gated entrance opens to parking for several cars between the main house and the annexe.

A side garden on the left hand side of the main house is laid to lawn and has paths connecting all parts of the property. There is composite decking at the rear of the house and a gate to the larger area of garden.

- Extended detached property
- Four bedrooms, four bath or shower rooms
- Open plan sitting/dining room, study
- Open plan kitchen/breakfast/family room
- Self contained two storey one bedroom annexe
- Gated driveway
- Plot extending to 0.7 acres
- Views over fields to the front and rear

**Additional Information**

- Mains Water, Electricity
- The Local Authority is Stratford On Avon District Council
- The property is in council tax band G

**Reception Rooms and Kitchen**

The triple aspect sitting/dining room has two sets of bi-fold doors to the side and rear gardens from the dining area. There is a feature fire place with a wide wood burning stove. Two sets of internal bi-fold doors lead into the open plan kitchen/breakfast/family room which has fitted units, an island with a breakfast bar, an electric Aga, a built-in oven, microwave and electric hob, an integrated dishwasher, a fridge/freezer and a separate under counter fridge. Three sets of bi-fold doors open to the rear garden. There is a separate study to the front of the property with an open fireplace.













**Bedrooms and Bathrooms**

The principal bedroom has two bay windows to the front and a glazed door to a Juliet balcony at the side. There is a comprehensive range of fitted wardrobes, cupboards and a dressing table. The en suite has a door to balcony with space for seating overlooking the garden, and a five piece suite comprising a WC, twin wash basins, a walk-in shower and a spa bath. Bedroom two is a dual aspect room with fitted wardrobes and a three piece en suite shower room. Bedroom three also has fitted wardrobes whilst bedroom four is at the front of the property and has eaves storage. The family bathroom has a three piece suite.







**Annexe**

The self-contained detached annexe has a side entrance to a hall with stairs to the first floor and a cloakroom. The sitting room has a bay window to the front. The kitchen/dining room spans the rear of the building and has a range of wall and base units, a one and a half bowl sink, a double oven, hob and integrated dishwasher. There is a breakfast bar, a separate dining area and access to an Orangery. The first floor has a double bedroom with fitted wardrobes, a shower room, two store cupboards and a door from the landing to a balcony overlooking the field to the side. An adjoining store is accessed via doors to the front.





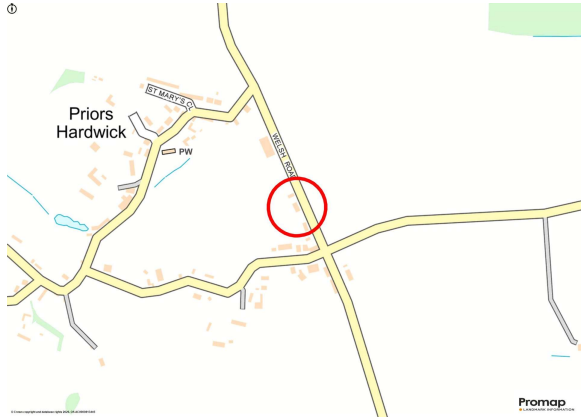


Approximate Area = 2845 sq ft / 264.3 sq m (excludes void)
Annexe = 1170 sq ft / 108.7 sq m
Store = 136 sq ft / 12.6 sq m
Total = 4151 sq ft / 385.6 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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**Situation and Schooling**

Priors Hardwick has a church, village green and a pub/restaurant. Other facilities, including a sports and leisure club, school, nursery school, mobile library and community post office, can be found in the neighbouring village of Priors Marston which is a 5 minutes' drive away and supermarkets can be found in Southam. Secondary schools include Southam College, Warwick School, Lawrence Sheriff School and Rugby High School.

16 miles from M1 junction 16

12 miles from Banbury train station

64 minutes from London Marylebone


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