



At a glance

- 0.71 Acres
- Panoramic Countryside Views
- Four Bedrooms
- Extended
- Self-Contained Annexe
- Sought-After Location
- EPC rating D

In detail

A well-presented, extended, detached home situated in the highly sought-after village of Priors Hardwick. In brief this home comprises: entrance hall, sitting/dining room, kitchen/family room, study, boot room, utility room, four bedrooms, two ensuites, bathroom and shower room. This home also offers from a self-contained annexe which comprises: entrance hall, kitchen/dining room, orangery, bedroom, bathroom and cloakroom. Boasting panoramic countryside views and situated on a 0.71 acre plot, this property also offers a generously sized garden, storage room and gated driveway allowing offroad parking for multiple vehicles.





Additional information

Services: Mains water, electricity, oil

Local Authority: Stratford-On-Avon District Council

Council Tax Band: G

Energy Efficiency: D

Entrance

Enter via the French partially glazed front doors into the entrance hall which includes engineered oak flooring, spotlighting, obscured glazed windows to the side aspect, glazed windows to the front aspect with granite window sill, tall fitted storage cupboards, fitted base storage cupboards with granite worksurface, stairs rising to the first floor landing with feature alcove beneath and solid oak doors leading to all ground floor accommodation.

Sitting/dining Room

The focal point of the sitting/dining room is the feature fireplace containing a large wood burning stove, with slate surround and tiled hearth, and two full height glazed doors to either side. The room also includes slate flooring running throughout, spotlighting and two sets of internal bi-fold doors linking the sitting/dining room to the kitchen/family space. To the front aspect are two bay windows. To the rear is the dining area where bifold doors to the side and rear aspect can open out to the garden providing an indoor/outdoor living space.

Study

The study includes carpeted flooring, feature open fire and a glazed window to the front aspect.

Kitchen/family Room

The kitchen includes both base level and high level units, granite worksurfaces with upstands, spotlighting, central island with space for seating, inset sink with drainage groves, built-in larder cupboard, and integrated appliances such as an eye-level microwave and oven, electric hob, fridge/freezer and dishwasher. Also included is an AGA electric stove and an AGA under-counter fridge. The kitchen shares an open plan space with the family area with floor tiling running throughout where there is a pitched ceiling and ample space for seating. To the rear and side aspect are bifold doors which provide further indoor/outdoor living. A hallway leads from the kitchen to the boot room, with further solid-oak doors leading to the utility and shower rooms.

Boot room

Two tiled steps descend to meet with a partially glazed oak door which leads into the boot room, which includes: tiled flooring, Belfast sink, storage cupboards and worksurface areas. To the side are glazed windows and to the rear aspect is a stable door providing external access.





Balcony

The composite decked balcony is enclosed by a glass balustrade. It's west facing orientation makes it ideal for catching evening sunshine.

Bedroom two

Bedroom two includes carpeted flooring, fitted wardrobe and windows to the side and rear aspects. A door leads to a second ensuite.

Ensuite two

Ensuite two includes a WC, handwash basin, shower cubicle with wall tiling, floor tiling and spotlighting.

Bedroom three

Bedroom three includes wood effect flooring and a window with fitted blinds to the rear aspect.

Bedroom four

Bedroom four includes carpeted flooring, partially pitched ceiling, window to the front aspect and access to eaves storage.

Bathroom

The bathroom includes a WC, handwash basin, paneled bath, exposed wooden floorboards, wall tiling, spotlighting, chrome towel radiator and two obscured glazed windows to the rear aspect.

Shower room

The shower room includes a WC, double shower cubicle, spotlighting, obscured glazed window to the rear aspect, floor tiling, wall tiling and an extractor fan.

Utility room

The utility room contains the water tank and boiler and has space for appliances such as a washing machine and tumble dryer.

First floor landing

Stairs with Oak and glass banisters rise from the entrance hall to the first floor landing where there's a glazed window to the front aspect and doors leading to all first floor accommodation.

Bedroom one

Bedroom one includes carpeted flooring, fitted wardrobes, fitted base level storage cabinets, vanity area, fitted shelving, spotlighting, and a door leading to the ensuite. To the side aspect is a full height window and to the front aspect are two bay windows with unrestricted countryside views.

Ensuite

The ensuite includes a WC, his-and-hers counter top handwash basins with vanity unit, walk-in shower cubicle with rainfall shower head, corner jacuzzi bath tub, spotlighting, floor tiling, wall tiling and a tall storage cabinet. To the side aspect is an obscured glazed window with fitted blinds and to the rear aspect is a glazed window and glazed door which leads out to the balcony.





Annexe entrance

The entrance includes wood effect flooring, bay window to the side aspect, stairs rising to the first floor landing and doors leading to the cloakroom and to the kitchen/dining room.

Annexe kitchen/dining Room

The annexe kitchen includes both low level and high level units, exposed wooden beams, one and a half bowl stainless steel sink with mixer tap, wood effect flooring, tiled splashback and integrated appliances such as an oven and hob. A breakfast bar separates the kitchen from the dining area where there is continued wood effect flooring throughout and space for a dining table. A door leads through to the orangery and there are three windows to the side aspect.

Annexe sitting room

The sitting room includes carpeted flooring, exposed wooden beams and two glazed windows to the side aspect.

Annexe orangery

The orangery includes a pitched glazed roof, windows to the rear and side aspect, slate flooring and glazed French doors which open out to the garden.

Annexe cloakroom

The cloakroom is situated under the stairs and includes a WC and handwash basin.

Annexe first floor landing

Stairs rise from the entrance hall to the first floor landing which includes carpeted flooring, Velux window to the side aspect and doors leading to bedroom one, the bathroom, the balcony and to two store cupboards.



Annexe bedroom one

Bedroom one has a pitched ceiling, fitted wardrobes, Velux windows to either side aspect and a window to the front aspect with unrestricted countryside views.

Annexe bathroom

The bathroom includes a WC, handwash basin, double shower cubicle, fitted storage cupboards with worksurface, floor and wall tiling.

Annexe balcony

The wooden decked balcony is enclosed by a glass balustrade and is West facing for enjoying evening sunshine.

Annexe store room

A barn-style door provides access to an internal storage room.

Garden

The generously sized garden expands to the front, side and rear of the property. The property's orientation means that the sun rises at the front of the property, whilst the West-facing rear garden benefits from evening sunshine. The gardens are mainly laid to lawn which hedgerow to the front and the rear is enclosed by wooden fencing with fields beyond. It also includes a large area laid to composited decking for seating, an area laid to patio for seating and many mature trees, plants and shrubs. There is also an area which can be used for a play area and there's a pergola with a slate roof. A slabbed footpath with wooden pergola links the main property to the annexe.

Outside

The property offers an expansive driveway which allows off road parking for multiple vehicles and is accessible via wooden gates; it's mainly laid to gravel and includes a further concrete area for parking.

The Leys Welsh Road, Southam, CV47

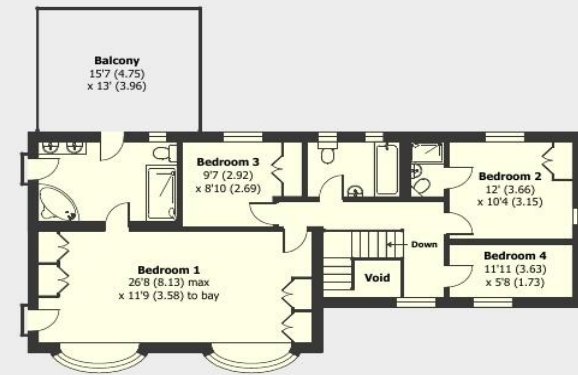
Approximate Area = 2845 sq ft / 264.3 sq m (excludes void)

Annexe = 1170 sq ft / 108.7 sq m

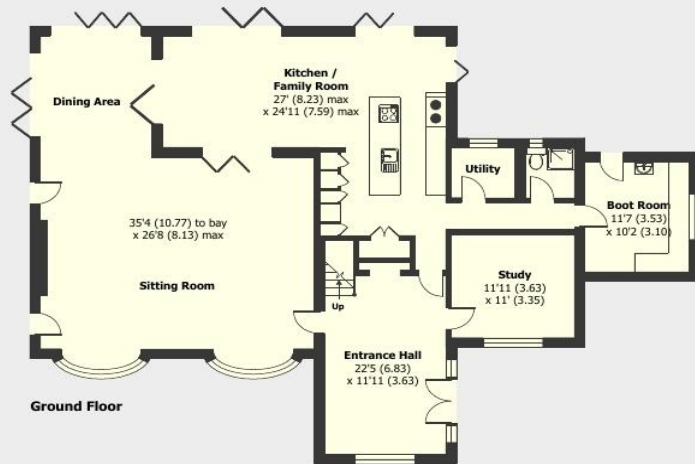
Store = 136 sq ft / 12.6 sq m

Total = 4151 sq ft / 385.6 sq m

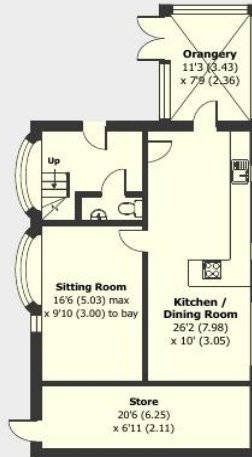
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First Floor



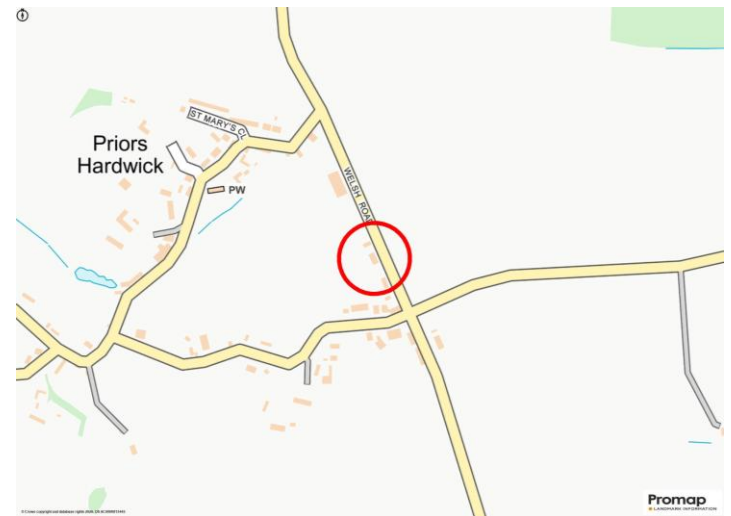
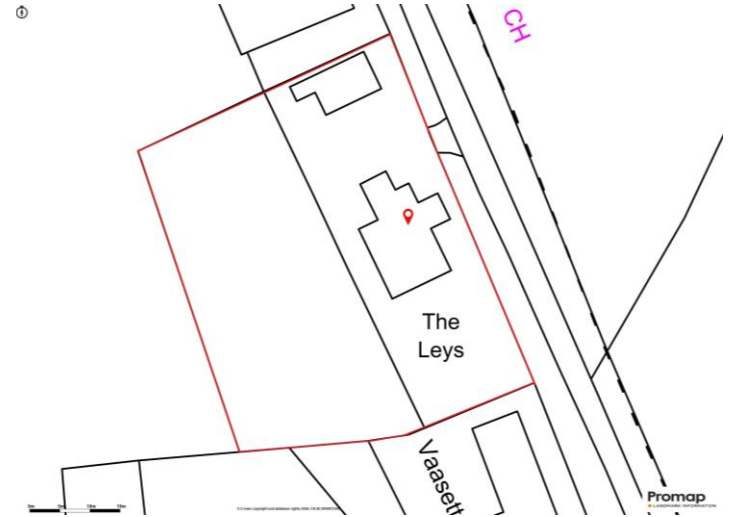
Ground Floor



Annexe Ground Floor



Annexe First Floor



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The buyer is advised to obtain verification from their solicitor or surveyor

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