



Priors Hardwick, Warwickshire

A magnificent detached home with flexible accommodation, a spa and delightful and extensive gardens

High Lane House, Church End, Priors Hardwick, Warwickshire, CV47 7SN

Southam 5.7 miles, Daventry 9 miles, M40 (J12) 9.4 miles, Banbury 11.5 miles,
London 85 miles, Banbury to London Marylebone by rail from 62 mins

Features:

Drawing room, sitting room, family room, dining room, kitchen/breakfast room, utility, cloakroom, principal bedroom with dressing area and en suite bathroom, 2 further bedrooms en suite, study/bedroom 4, shower room, swimming pool, family area, gym area, games room

Potential for 2 additional bedrooms above the pool, subject to the usual consents

Splendid 1 bedroom annexe, garden room/store with cloakroom

Garage, garden

About 1.74 acres in all





The property

High Lane House is a spacious period home built in the local Horton stone and has mullion leaded windows throughout. With parts dating from 1600s, this light-filled property offers more than 5000 sq. ft. of beautifully presented accommodation arranged over two floors with an additional separate annexe within the grounds. The property has been meticulously renovated over the last 15 years and includes timber beams, oak panelled floors, solid oak doors throughout, exposed original brickwork, cast iron radiators in several rooms and integrated sound systems.

The ground floor accommodation comprises a large family room with integrated sound system, beams and glazed double doors giving delightful views to the garden, fish pond and access to outside upper terrace and extensive grounds; the large double aspect kitchen and breakfast room has views to both front and rear gardens and terraces. This room has hand-built Wycliffe solid oak units and granite work surfaces and includes a two oven Aga, a separate 4 plate hob and grill, integrated Neff electric oven and microwave, an integrated fridge, wine cooler, dishwasher and water softener.

The kitchen also has beautiful feature panels of handmade painted tiles and the floor is tiled in Chinese slate, which extends throughout parts of the lower east wing; the spacious dining room leads directly from the kitchen through a pair of glazed oak doors; this room has lovely views to the rear garden across the patio, has a

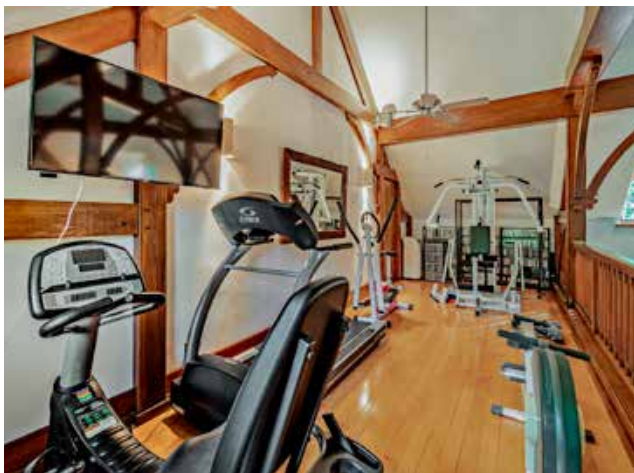


solid oak panelled floor and leads to the drawing room through a single glazed oak door; the double aspect drawing room benefits from single leaded glazed door accessing the rear gardens and terrace with windows overlooking the side lawn. This room features a stone fireplace housing a wood burner and further glazed double oak doors leading to the original reception hall and main staircase. This hall features an inglenook open fireplace fitted with chimney extractor fan. This triple aspect room has views to the front garden and driveway beyond, side lawn and front aspect and features original window seats and beams.

The main entrance hall is accessed through an impressive solid oak front door, a sweeping staircase leads up to a gallery, linking the upper study to the games room in the west wing. Doors lead from the main hallway to the family room in the east wing and to a large cloaks cupboard and WC and into the utility room, boiler room and spa in the west wing. The magnificent indoor spa with its swimming pool and Jacuzzi on the lower level has multiple doors leading to a huge lower sun terrace giving access to the lake and annexe. The pool area is served by a separate wet room featuring iridescent vitreous glass tiling with power shower and WC and changing room featuring fitted benches and shelves. The pool itself has an Aqua Track cover and heating and all controls are situated in an adjacent room. The beautiful pool is tiled in white and blue iridescent tiles including a double dolphin design. This part of the property has an impressive double-height vaulted ceiling with Douglas

pine-clad beams and ceiling fans and includes a mezzanine level with a fully equipped gym and separate balconied sitting area with stone-built bar and under counter fridge. This area has been built with supporting structures to enable the development of the upper level into two further bedroom suites for which plans are available. There is a separate integrated sound system throughout this area and a private balcony overlooking the lake. The double aspect study on the first floor leads from the galleried walkway and houses the internet connections and the hub of the twelve camera CCTV system which enables views of all aspects of the property. The whole house is protected by a Chubb security system in addition to the CCTV installation. This study could be utilised as a further double bedroom suite. Access from the study to the main east wing of the property is through a "secret bookcase" door leading to the principal bedroom suite. This door can be securely locked to isolate this section of the house. The main bedrooms are located in the east wing which is accessed via the main staircase rising from the old reception hall. The first floor has three double bedrooms, all with Vernon Tutbury sanitary ware. The impressive main suite features a free standing bath and bidet and separate dressing area with extensive wardrobe space and airing cupboard with hot water tank; the guest suite is fitted with two deep double wardrobes with en suite bathroom including a power shower, bidet and iridescent vitreous glass tiling throughout. A further double bedroom benefits







from an en suite shower room. The upper landing linking these bedrooms has a large airing cupboard with hot water tank.

The separate annexe above the large double garage is accessed by an outside staircase with cast iron balustrade and comprises of a double bedroom, en suite with shower, WC and bidet, open-plan

kitchen/living area overlooking the lake. The annexe has a separate Chubb security system.

The garage also houses a separate gardener's workroom, separate WC and lockable storage facilities.

Situation

The property is in the small village of Priors Hardwick, surrounded

by beautiful rolling countryside between the towns of Banbury and Leamington Spa. The village has a local pub and a parish church while neighbouring Priors Marston and Upper Boddington offer further everyday amenities. The market town of Southam lies five miles to the northwest, offering a range of facilities, including local shops and large supermarkets. Schooling

options in the area includes the outstanding-rated Southam College for secondary. There is a good choice of independent schools in the area including Winchester House Prep (Brackley), Warwick, Bilton Grange Prep (Dunchurch), Tudor Hall and Bloxham (near Banbury), Stowe, Rugby, Oundle, Oakham and Upplingham public schools.

Road connections are good, the M40 is less than 10 miles away, while mainline rail services are available from Banbury (approx. 1 hour to London Marylebone).

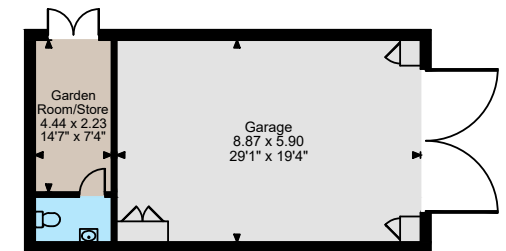
The Cotswolds are nearby to the west with well-known Soho Farmhouse and Restoration Hardware (at Aynhoe Park) just beyond Banbury.

*Floorplans for High Lane House,
Church End, Priors Hardwick, CV47 7SN*

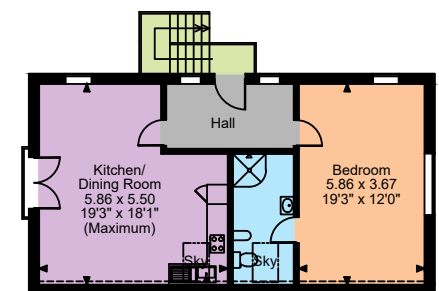
Approximate Gross Internal Area*:
Main House: 5,768 sq ft / 536 sq m
Garage & Garden Room / Store: 714 sq ft / 66 sq m
Annexe: 698 sq ft / 65 sq m
Total: 7,180 sq ft / 667 sq m

Illustration for identification purposes only.
Not to scale.

*As defined by RICS - Code of Measuring Practice.



Annexe Ground Floor



Annexe First Floor

--- Denotes restricted head height.

Outside

High Lane House is set in 1.74 acres of landscaped gardens including a small lake crossed by a bridge.

The gardens are mainly laid to large shrub borders and lawn but include many unusual specimen trees. The gardens can be illuminated at night by a flood light system within the borders. The surrounds of the lake are planted with an impressive array of marginal plants including a large area of Gunnera and a waterfall feature with extensive lighting. The immediate area to the rear of the house is laid to very large stepped terraces with a fish pond and flood lights operated from the house. The perimeter of the grounds is mainly evergreen hedging which ensures privacy and seclusion whilst the undulating lawns allow far-reaching, beautiful views. At the front of the property, the tarmac driveway which can be illuminated by floodlights and two original lamp posts, provides parking for several vehicles, whilst the large detached double garage, which is tiled, has electric operated double doors and has adequate space for racking and storage.

The garage also houses a third boiler, which serves the annexe.

Directions

(CV47 7SN) The house is in the centre of the village, to the left of the Butchers Arms.

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From London it's best to head north on the M1 and head west at J 16 towards Daventry (A45) head south on the A361 towards Banbury and at Charwelton turn right for Priors Marston and Priors Hardwick.

Alternatively head north on the M40 to Banbury (J11) and head north on the A361.

General

Local authority: Stratford District Council.

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold

Postcode: CV47 7SN

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned or not in these particulars.

Planning: Prospective purchasers are advised that they should make their own enquiries of Stratford District Council.

Council Tax: Band E

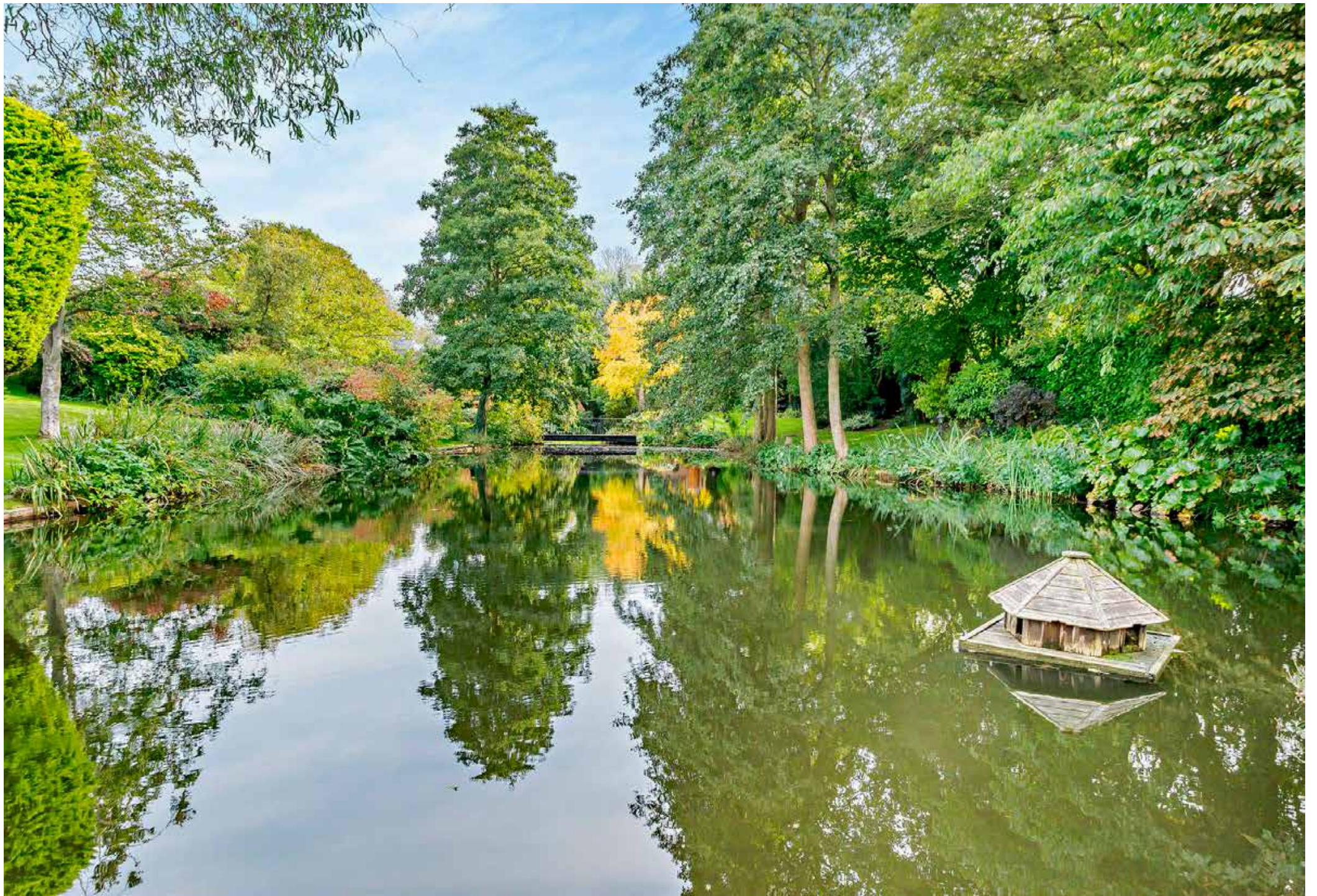
EPC Ratings:

High Lane House: Band D

Annexe: Band C

Guide Price: £3,000,000





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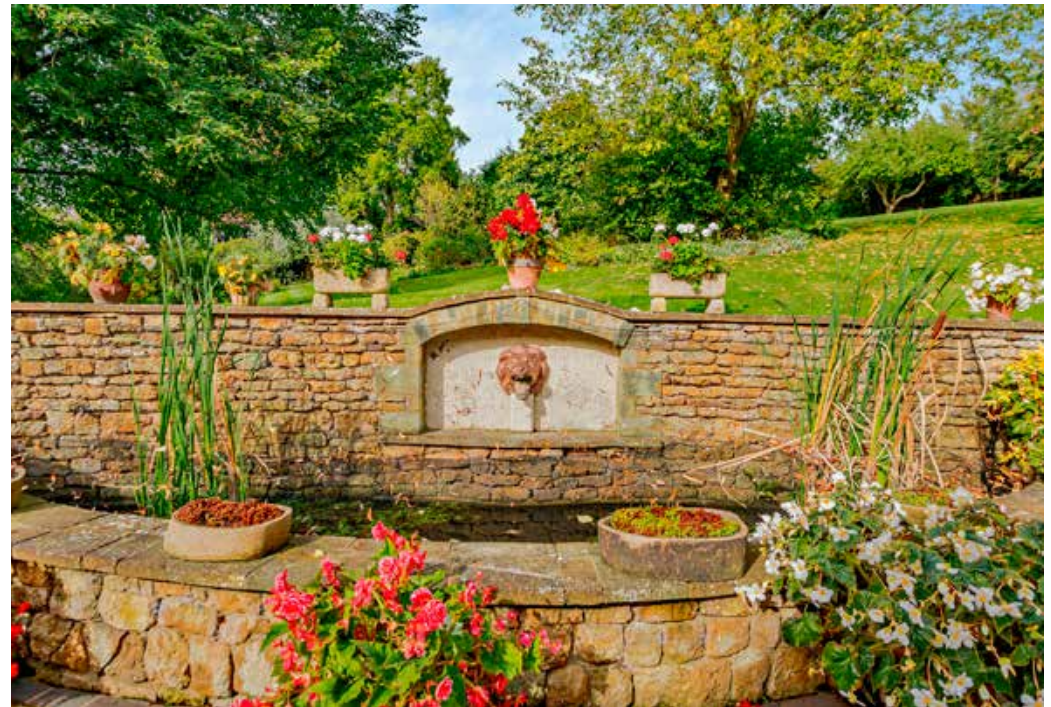
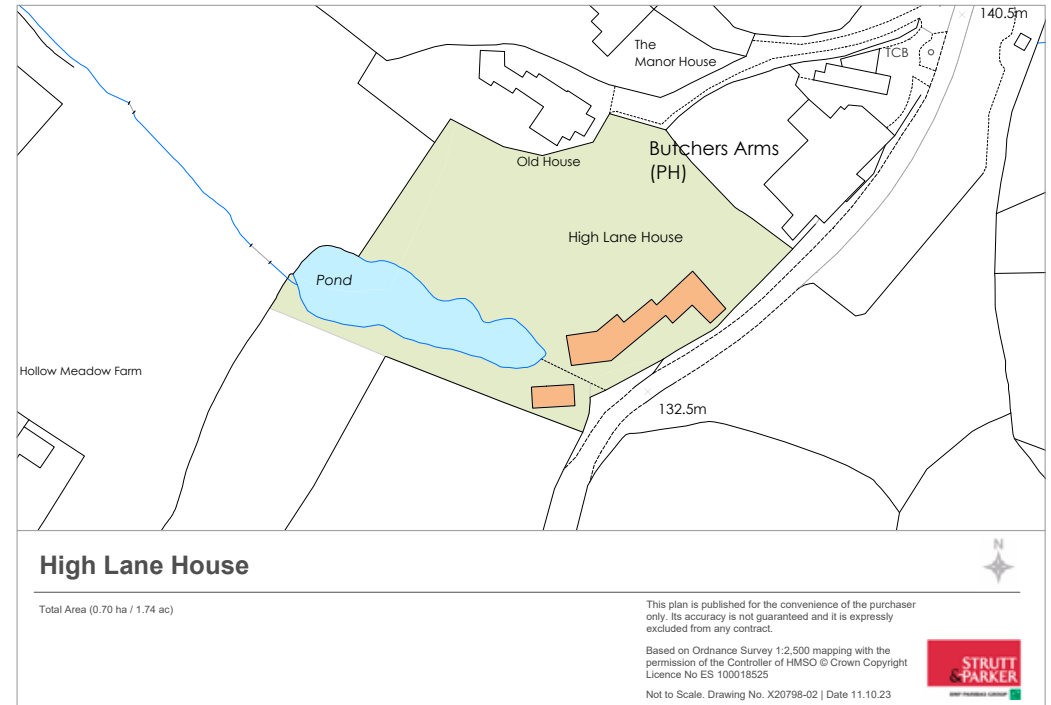
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