



## FORGET ME NOT COTTAGE, HARDWICK ROAD

PRIOR MARSTON, CV47 7RL

GUIDE PRICE £270,000  
FREEHOLD

Nestled within the prestigious village of Priors Marston, this picturesque two-bedroom cottage is brimming with charm and character. Offering spacious and well-appointed living areas, this delightful cottage combines period features with modern comforts, offering much to its next owners.



# HARDWICK ROAD

- Two Bedroom Cottage • Character Features Throughout • Extended Kitchen/Diner • Enclosed Rear Garden • Downstairs Shower Room • Lantern Roof • Desirable Village Location • Great Road Links Nearby • Beautiful Home



Upon entering, you are welcomed into the bright and airy lounge complete with fitted storage and a feature fireplace, providing a truly homely atmosphere.

To the rear of the property you will find the open plan, extended kitchen/diner, designed for modern living and entertaining. The kitchen is fully fitted with a range of wall and base units and is inclusive of a Belfast style sink, a gas hob, oven, integrated microwave, space for a freestanding double fridge/freezer, washing machine and a dishwasher.

The kitchen seamlessly flows into the dining area, an elegant and light-filled space thanks to its lantern roof and bifold rear doors that overlook the enclosed rear garden.

A downstairs shower room is conveniently positioned off the kitchen, finished with a modern tiled suite complete with a shower, sink, toilet and heated towel rail.

Upstairs comprises of two bedrooms and a bathroom.

The main bedroom, located at the front of the home, is a generously sized double room featuring exposed beams, a skylight and built in storage.

Bedroom two overlooks the rear garden and offers a versatile single bedroom that would also lend itself to the perfect home office or nursery.

The bathroom is conveniently situated between both bedrooms and is finished with a white tiled suite that is inclusive of a shower over the bath, sink, toilet and skylight.

The enclosed rear garden is low-maintenance laid mainly with artificial lawn and is complemented by a patio area, mature foliage and a garden shed.

This charming home also benefits from mains gas central heating and double glazing throughout, complemented by a new pitch roof, chimney stack and Velux windows in June 2024. Surrounded by the South Warwickshire countryside, Priors Marston is a thriving village known for its strong sense of community, outstanding countryside walks and charming local amenities, offering excellent access to nearby towns such as Southam, Banbury and Daventry.

The highly regarded Priors School and the Hollybush Inn are within walking distance. It is also in catchment for the oversubscribed and Outstanding rated Southam College.

For commuters, major road links (M40, M1 and A45) and mainline rail stations (Banbury, Rugby) are within easy reach, making it an ideal location for those balancing rural living with accessibility.

This delightful cottage offers rural community living at its finest - a perfect home for those looking to embrace village life with modern comforts.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: B

EPC: C

## Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

## HARDWICK ROAD







Total area: approx. 70.3 sq. metres (756.5 sq. feet)

This plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s)  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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