



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Ingon Grange, Ingon Lane, Snitterfield, Stratford-upon-Avon, Warwickshire, CV37 0QF





An outstanding detached modern country residence extending to over 7,600 sq.ft. in total, including a substantial adjoining and interconnecting cottage, set within beautifully established landscaped gardens and grounds of approximately 3.34 acres. Occupying a superb setting in a highly desirable location, this exceptional family home offers extensive and versatile accommodation, ideal for modern family living and multi-generational occupation.

- Outstanding detached modern country residence
- Principal house extending to over 6,000 sq.ft. G.I.A.
- Adjoining and interconnecting two-bedroom cottage of over 1,600 sq.ft.
- Six bedrooms and five bathrooms within the main house
- Five versatile reception rooms ideal for family living and entertaining
- Spacious kitchen/breakfast room with an Aga
- Beautifully landscaped gardens and grounds extending to approximately 3.34 acres
- Double carport/garage, extensive private parking and tennis court
- Superb rural setting with excellent accessibility
- Exceptional opportunity for multi-generational living or guest accommodation

 8
  8
  5

Offers Over £2,500,000





ACCOMMODATION

ENTRANCE HALL

A welcoming and spacious reception hall providing an impressive introduction to the property, with access to the principal reception rooms and staircase rising to the first floor.

KITCHEN/BREAKFAST ROOM

A superb family kitchen incorporating an Aga and providing an excellent range of fitted units together with ample space for informal dining and day-to-day family living.

FAMILY ROOM

A comfortable and versatile reception room ideally suited for relaxed family living, enjoying attractive views over the gardens.

DRAWING ROOM

An elegant and generously proportioned principal reception room, ideal for formal entertaining and enjoying a delightful outlook over the surrounding grounds.

DINING ROOM

A well-proportioned formal dining room providing an excellent space for entertaining family and guests.

STUDY

A dedicated home office or study, ideally suited for modern working requirements.

GARDEN ROOM

A light-filled reception room overlooking the landscaped gardens, creating an ideal space for year-round enjoyment of the property's beautiful setting.

UTILITY AND BOOT ROOM

A practical ancillary space providing additional storage, laundry facilities and everyday access from the grounds.

LANDING

A spacious landing giving access to the principal bedroom accommodation.

PRINCIPAL BEDROOM SUITE

A substantial principal bedroom suite featuring a well-appointed en suite bathroom.





BEDROOM TWO

A generously proportioned double bedroom benefiting from an en suite shower

BEDROOM THREE

A further spacious double bedroom with the advantage of an en suite shower room.

BEDROOM FOUR

A well-presented bedroom served by the family bathroom.

FAMILY BATHROOM

A well-appointed bathroom serving the remaining first-floor accommodation.

SECOND FLOOR LANDING

BEDROOMS FIVE AND SIX

Two further double bedrooms offering flexible accommodation for family members or guests.

BATHROOM

A family bathroom serving the second-floor accommodation.

ADJOINING TWO BEDROOM TWO BATHROOM COTTAGE

The adjoining and interconnecting cottage offers superb ancillary accommodation and is ideally suited for dependent relatives, guests, staff accommodation or income potential, subject to any necessary consents. The accommodation comprises a welcoming entrance hall serving the cottage accommodation. Kitchen/sitting/dining room, a spacious open-plan living area incorporating kitchen, sitting and dining spaces, creating a comfortable and sociable environment. Principal Bedroom, a generous double bedroom benefiting from an en suite bathroom. Bedroom Two. Shower Room and Bathroom

OUTSIDE

The property enjoys superb established, thoughtfully planted gardens and grounds extending to just under 3.5 acres, enclosed by established boundaries, fencing and ha-ha wall. Superb views, privacy and entertaining space.

WORKSHOP AND BARN

DOUBLE CARPORT/GARAGE

Open fronted garaging and storage. Plenty of further parking.

TENNIS COURT

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity and water are connected to the property. LPG gas. Private drainage system. The water supply is shared with the neighbouring property and arrangements exist/easement granted. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

AGENTS NOTE: Previous marketing images have been used.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band H.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: House - E, Annex D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





Ingon Grange, Snitterfield CV37 0QF

Approximate Gross Internal Area

Main House Ground Floor = 265.43 sq m / 2857 sq ft

Main House First Floor = 187.83 sq m / 2022 sq ft

Main House Second Floor = 109.95 sq m / 1184 sq ft

Main House Total = 563.21 sq m / 6063 sq ft

Cottage Ground Floor = 68.58 sq m / 738 sq ft

Cottage First Floor = 80.33 sq m / 865 sq ft

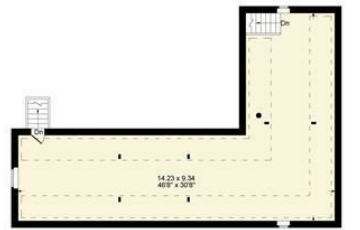
Cottage Total = 148.91 sq m / 1603 sq ft

Barn Ground Floor = 132.43 sq m / 1425 sq ft

Barn First Floor = 76.74 sq m / 826 sq ft

sq m / 2251 sq ft

sq m / 9917 sq ft



Barn First Floor



Barn Ground Floor



Cottage Ground Floor



Second Floor

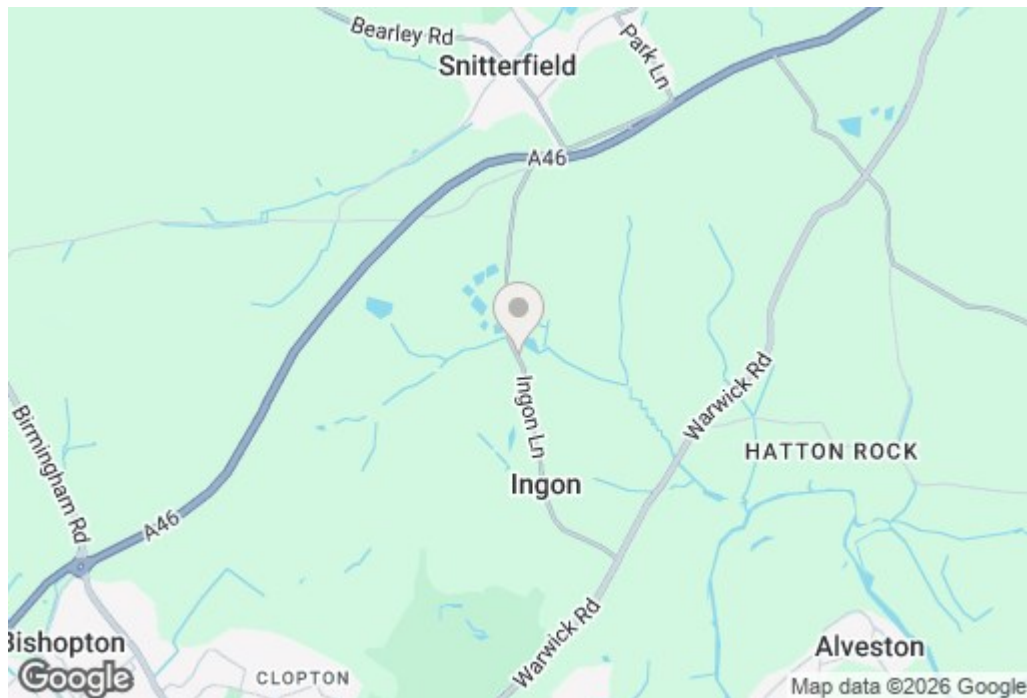


First Floor



Cottage First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

IN ASSOCIATION WITH

Winkworth