

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

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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
RETAINED
Barn Ground Floor = 132.43 sq m / 1425 sq ft
Barn First Floor = 76.74 sq m / 826 sq ft
Barn Total = 209.17 sq m / 2251 sq ft
Total Area = 921.29 sq m / 9917 sq ft

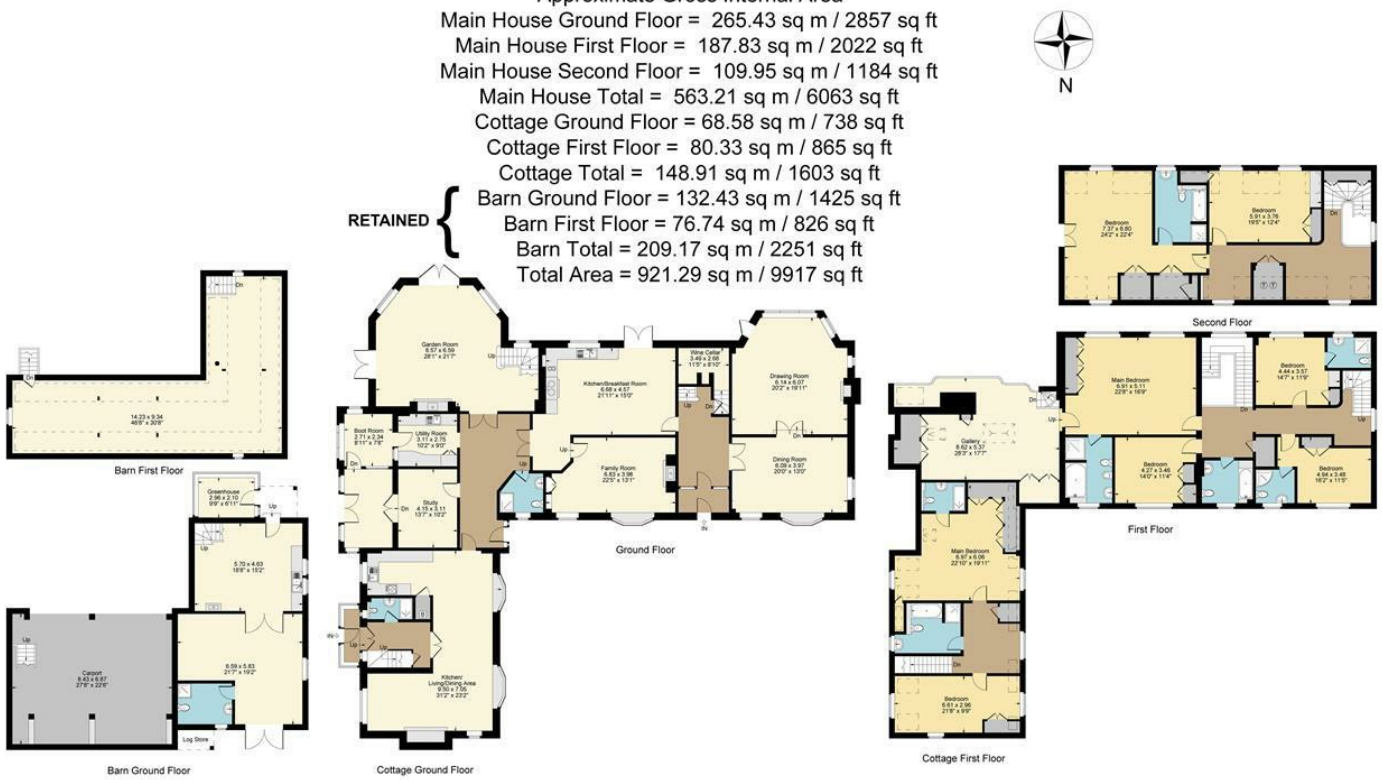


Illustration for identification purposes only,
measurements are approximate, not to scale.

- Outstanding detached country house
- Six bedrooms, five bathrooms
- Five reception rooms, family kitchen with Aga
- Attached two bedroom cottage
- Double carport/garage, extensive parking
- Superb established landscaped gardens and grounds extending to 3.34 acres. Gardener included
- To let on an unfurnished/part furnished basis
- Sorry no smokers. Holding deposit £1,603.84
- PREVIOUS MARKETING IMAGES HAVE BEEN USED
- AVAILABLE IMMEDIATELY

7 3 6

£6,950 PCM

Managed by Peter Clarke in Association with Winkworth. An outstanding detached modern country house to let on a part furnished basis. The main house extends to a G.I.A. of over 6,000 sq.ft. briefly comprising a farm house kitchen, four reception rooms including an impressive garden room with mezzanine area, six double bedrooms and five bathrooms. The adjoining and inter-connecting cottage, over 1,600 sq.ft with kitchen, open plan living - dining space, two double bedrooms and two bathrooms. The property is set in established gardens and grounds of 3.34 acres. A substantial, quality residence well located and enjoying a superb setting.
PREVIOUS MARKETING IMAGES HAVE BEEN USED.

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AVAILABLE IMMEDIATELY

MAIN HOUSE:

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

FAMILY ROOM

DRAWING ROOM

DINING ROOM

STUDY

GARDEN ROOM

UTILITY ROOM AND BOOT ROOM

FIRST FLOOR LANDING

MAIN BEDROOM WITH EN SUITE BATHROOM

TWO FURTHER BEDROOMS WITH EN SUITE SHOWER ROOM

BEDROOM

BATHROOM

SECOND FLOOR LANDING

TWO BEDROOMS

BATHROOM

ADJOINING COTTAGE:

HALL

SHOWER ROOM

KITCHEN/SITTING/DINING ROOM

MAIN BEDROOM WITH EN SUITE SHOWER ROOM

BEDROOM

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
RETAINED FOR THE OWNER/GARDENER.

DOUBLE CARPORT/GARAGE
Open fronted garaging and storage. Plenty of further parking.

TENNIS COURT
Excluded from use.

GENERAL INFORMATION

SERVICES: We have been advised by the landlord that mains electricity and water are connected to the property. The water is a shared cost. LPG central heating and there is a private drainage system (requires emptying).

RIGHTS OF WAY: The property is let 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Nov26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Nov26)

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, Annexe D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the letting agent.











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