

— THE PROPERTY —



The Manor, East Wing, Wormleighton

SECCOMBES

CHARTERED SURVEYORS

**THE MANOR – EAST WING
WORMLEIGHTON
SOUTHAM
CV47 2XW**

Situated approximately 5 miles from Kineton, 6 miles from Southam, 5 miles from Banbury, 15 miles from Warwick and Leamington Spa and 5 miles from the M40 Motorway.

**A MAGNIFICENT THREE BEDROOM
PERIOD HOME WITH A WEALTH OF
ORIGINAL FEATURES**

Viewing through: **Kineton office**
Tel: 01926 640498
kineton@seccombes.co.uk

Wormleighton

Wormleighton is a small historic South Warwickshire village, and to visit is like stepping back in time. Apart from six houses, the village is owned by Earl Spencer.

The Manor is a magnificent refurbished period home with outbuildings and gardens – the property has been decorated throughout with new bathrooms, kitchen and carpets. The East Wing features four double bedrooms and boasts a wealth of original features.

GROUND FLOOR

Front door opens to:

Entrance Hall: 5.20m x 2.79m
Tiled floor, ornate staircase to first floor.

Sitting Room: 5.35m x 4.40m
AGA stove fitted to fireplace, outlook to rear, exposed brick wall.

Dining Room: 5.29m max x 4.41m
Large open fireplace with recess to side, window to front.



Kitchen/Living Room 10.59m x 6.69m
Spectacular room with double height ceiling, Magnificent stone mullion windows giving outlook to side and rear of the property and fitted with a matching kitchen units to two walls, plus a large central island with breakfast bar to one side. Inset stainless steel sink, space for dishwasher. New Range Cooker (electric) wood flooring, fitted stove to fireplace. under floor heating. Door leads to:

Back Hall:
With door to garden, door to back staircase.

Cloaks & Shower Room:
Fitted with WC, wash hand basin and shower cubicle, window to rear. Connecting door to:

Utility Room: 3.63m x 2.75m
Worktops to two walls, stainless steel sink, space and plumbing for washing machine, tiled floor, window to rear and door returning to Back Hall.

Staircase from the entrance hall rises to: **FIRST FLOOR**

Landing: 4.08m x 2.76m
With window to rear and access to Inner Landing.

Bedroom One: 4.47m x 4.33m
Walking in wardrobe cupboard, window to rear
En-Suite: fitted with WC and wash hand basin.

Bedroom Two: 4.05m x 3.49m
Window to rear and En-Suite Shower Room: with WC, wash hand basin and shower cubicle. towel radiator.

Staircase from the inner landing rises to half landing and access to:

Star Chamber/Drawing Room: 13.09m x 6.74m

A magnificent room with high ceilings, Stone mullion windows to the front chandeliers, Stove to fireplace, underfloor heating. Door to loft space. Door to back staircase and store room.

SECOND FLOOR:

Bedroom Three: 4.47m x 3.63m

Window to front.

Store Room: 3.54m x 3.52m

Bathroom: Fitted with white three piece suite including bath, WC and wash hand basin.

EPC Rating: E

Outside:

Outbuildings, including store rooms, garage, sheds, outhouses and stables. **Gardens** including ample parking on a gravel drive to the front.

DIRECTIONS

From A423 Southam Banbury Road, take the turn to Wormleighton. On entering the village, turn left by the postbox. Continue for approximately 100 yards and then turn right just beyond a tower. Follow the road behind the tower and The Manor is immediately on your left through a five bar gate.

GENERAL INFORMATION

Services

Mains water and electricity are connected to the property. and there is oil fired heating to radiators.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of one and a half month's rent and to sign an Assured Shorthold Tenancy Agreement.



Viewing

By appointment through Seccombes: Tel: 01926 640498 Monday to Friday: 9.00 am to 5.30 pm
Saturday: 9.00 am to 1.00 pm

Tenancy

The Manor House East Wing is available to let for a period of 12 months on an Assured Shorthold Tenancy per calendar month. This rent is exclusive of council tax, water and sewerage charges, telephone, oil and electricity charges.

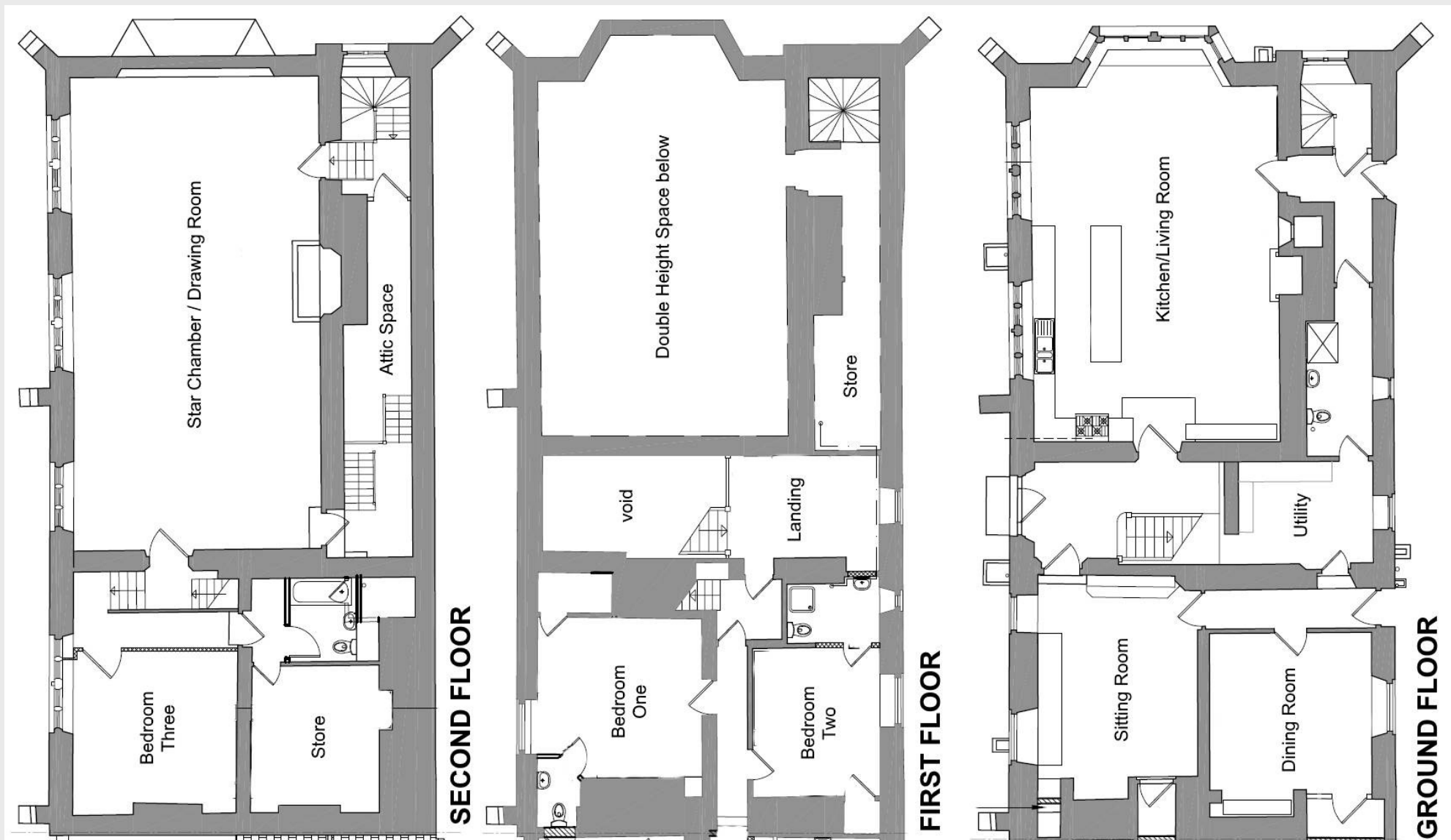
IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings.

Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

JKC/avp/12.10.2018





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