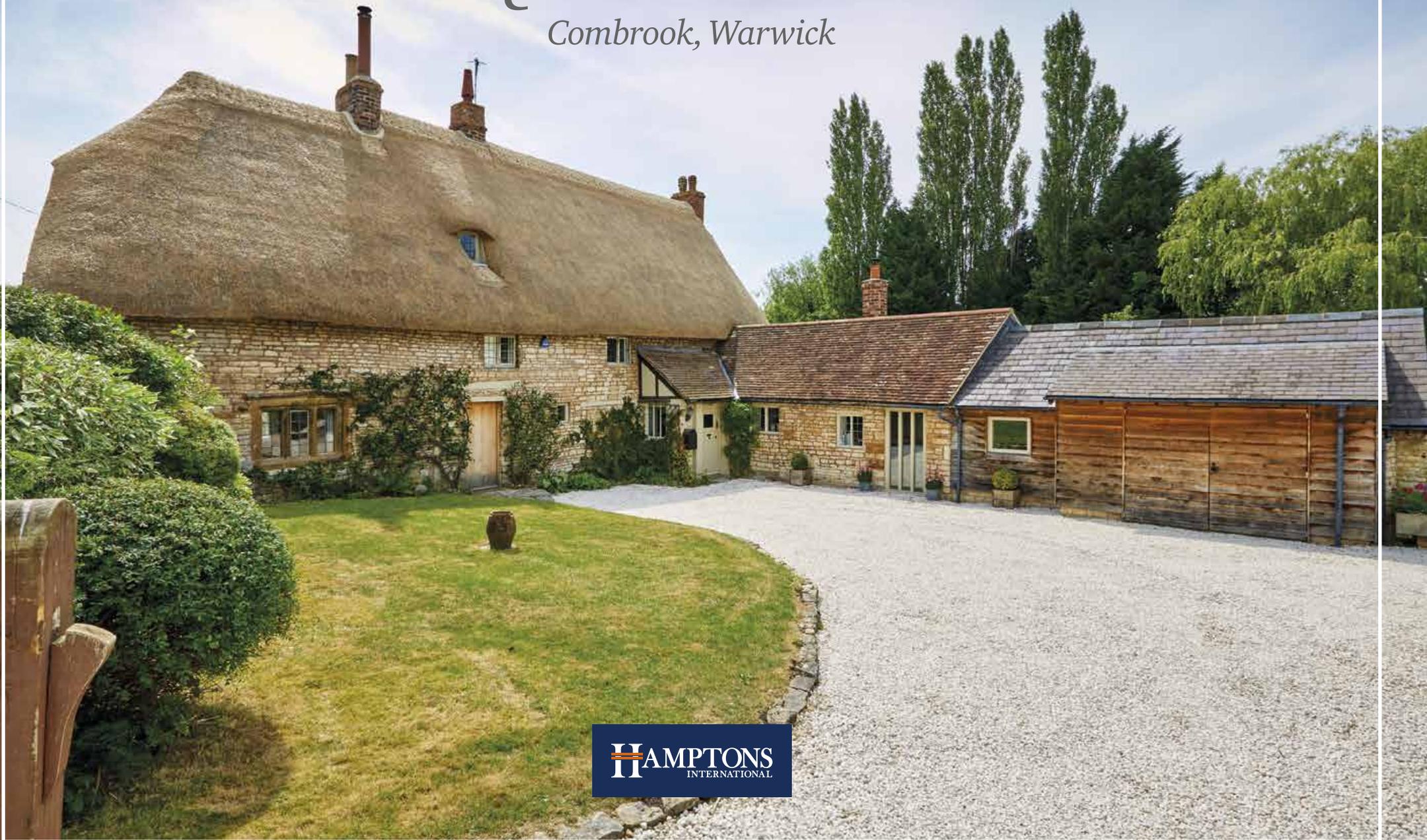


Quince Corner

Combrook, Warwick



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Quince Corner, Combrook, Warwick, CV35 9HP

A most charming village home situated on a generous plot surrounded by mature gardens.

Mileages *(Distances are approximate)*

M40 (J15) – 8 miles; Warwick – 10 miles; Warwick Parkway Station (trains to London Marylebone from 87 minutes) – 11 miles; Birmingham International Airport – 27 miles

Accommodation

Entrance hall, w/c, kitchen/breakfast room, utility, sitting room, drawing room, dining room, study area, three double bedrooms and further single bedroom, garage, cellar, driveway

The Property

Quince Corner is believed to date back to the 17th Century. Grade II Listed and built of stone under a newly thatched roof it retains a wealth of period features which include; flagstone flooring, exposed beams, open local stone fireplaces and lead lined windows.

Recently modernised throughout but cleverly retaining the past, you access the property through a weighty oak front door and into the entrance hall laid with flagstones. From here you have access to the kitchen with hand-made base and eye level units, granite and stone work surfaces, 3 oven electric 'Total Control' Aga, vaulted ceiling, oak floorboards and wood burner. There is ample room for a dining table. Adjoining is the utility room which gives access to the garage and door onto the rear. The drawing



room is a warm room with oak flooring and open Hornton Stone fireplace with exposed stone surround. Continuing down the hall and into the sitting room, a brick room with double aspect windows and matching stone fireplace, wood burning stove and oak flooring. Neatly tucked behind and under the stairs is a reading area or study equipped with built in shelving and desk. The dining room is of good proportions and laid with beautiful and sizable flagstones. A window seat is ideal for sitting back and enjoying the garden whilst an attractive feature fireplace with wrought iron surround takes centre stage. Further on this floor is a cloakroom with w/c and a two chambered cellar ideal for wine storage.

The first floor can be accessed via two staircases. Here you have four bedrooms all of good proportions, with the principal bedroom benefiting from built in wardrobes. A modern family bathroom with white bath suite, sizable shower and sink pedestal with stone surface.

Outside

Externally the property sits within 0.69 acres. A wooden 5 bar gate gives way to a gravelled drive with ample parking for a number of vehicles. The gardens are maintained to a high standard with an array of flower borders, beds and terraces all planted with a variety of rare and unusual perennials along with grasses. There is a large terrace immediately adjacent to the kitchen whilst mature fruit trees dot the garden and the lawns run down to the brook. A timber framed studio sits neatly in one corner offering views down the garden, ideal for use as a garden room, studio or home office. The decked area which surrounds the studio is ideal for alfresco dining. The front garden is mainly laid to lawn and being south facing it makes the perfect sun trap. Furthermore a fenced area of land is ideal as an allotment or vegetable patch for those wanting a taste of 'the good life'.



Planning

Planning and listed building consent has been granted for internal changes to be made to the first floor and to create a bathroom on the second floor. Further information can be found on the Stratford-upon-Avon council website, ref no: 11/01538/FUL.

Situation

Quince Corner is situated in the heart of Combrook, a small Warwickshire Conservation village in the valley immediately below Compton Verney Lake and Compton Verney House.

The village has at its centre a fine parish church, and the nearby villages of Kineton and Wellesbourne provide extensive local amenities to include a variety of public houses, butchers, convenience store, doctors, veterinary surgery, florists and hairdressers, to name but a few. More extensive shopping and leisure facilities can be found at Stratford-upon-Avon, Leamington Spa and Warwick with Moreton-in-Marsh only 14 miles away, giving access to the Cotswolds.

Excellent communication links with the M40 (J15) giving access to the M42 and Birmingham to the North, and the M40 (J12) for Oxford and London to the South. Mainline train services run from both Warwick Parkway and Banbury to Birmingham and London.

The area is renowned for a wide range of state, private and grammar schools including public schools at The Croft (Loxley), Warwick Preparatory, Sibford (Banbury) with senior schools at Warwick (Warwick Boys and Kings High School), King Edwards (Stratford-upon-Avon), Bloxham and Tudor Hall (Banbury), Rugby School, Stratford-upon-Avon also offers good grammar schools for both boys and girls.



Directions

From Stratford-upon-Avon, take the Banbury Road, A422 for approximately 5.5 miles, when you reach the roundabout where the A429 crosses the A422, continue straight ahead on this roundabout, after about 1 mile turn left onto the Fosse Way/ B4455. Follow the Fosse Way for roughly 2.7 miles and turn right onto Spring Lane (Combrook) after 0.5 miles you will take a gentle left-hand bend where the driveway to Quince Corner can be found on the right-hand side, just before the red telephone box on the left.

Property Information

Local Authority – Stratford-on-Avon District Council 01789 267575

Council Tax – Band G

Services – Mains water, drainage and electricity are connected to the property. Oil fired heating.

Fixtures and Fittings – Only those items mentioned in the particulars are included in the sale. All other such items are specifically excluded but may be available by separate negotiation.

Tenure – Freehold

Viewings – By prior appointment with sole agent Hamptons International (01789 200900)



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Approximate gross internal area. Main house = 2,530 sq ft / 235 sq m, Garage = 172 sq ft / 16 sq m, Studio = 162 sq ft / 15 sq m, Total = 2,864 sq ft / 266 sq m



The Prime and Country House team would be delighted to show you around this property.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

