



# HEMMINGS

Hampton House Farm, Combrook, Warwickshire, CV35 0JH

**£2,600 per calendar month**

**BROWN & CO**

## DESCRIPTION

A modern and contemporary three-bedroom barn conversion situated in a rural location and with outstanding, panoramic, south facing views. It is accessed via a drive with an electric gate. The property is one of three semi-detached barn conversions, each with their own aspect. With open plan living and large windows, the property offers a fantastic, light living environment. Downstairs comprises an entrance hall, kitchen, living room, utility room, downstairs WC, plant room, all with under floor heating. On the first floor there is a master bedroom with a dressing room and en-suite, two further double bedrooms and family bathroom. It benefits from private parking, a good- sized garden and a large patio.

## LOCATION

The property is located between the villages of Combrook and Kineton in South Warwickshire. Most amenities, including schools and pubs are available in Kineton which is located 2 miles to the East, or for a larger service town, Stratford is located 9 miles to the West. Junction 12 of the M40 (Gaydon) is located 5.5 miles away, providing good access to Jaguar Land Rover, London and Birmingham.

## ACCOMMODATION

### Ground Floor:

ENTRANCE HALL - The front door leads to an entrance hall with stairs directly in front of you that lead to a gallery landing. There are doors into the kitchen, downstairs WC and utility room.

KITCHEN - The kitchen has fitted units with a central island, induction hob, electric oven and a sink. This is a large open plan area with bi-fold doors to the garden.

LIVING ROOM - A large room accessed by double doors from the kitchen.

UTILITY ROOM - Contains fitted cupboards, a sink and space for a washing machine.

DOWNTAIRS TOILET - Contains a WC and a wash hand basin.

PLANT ROOM - Separate room containing a water tank and infrastructure associated with the heat pump.

### First Floor:

BEDROOM 1 - Double bedroom with separate dressing room and en-suite bathroom containing WC, sink, bath and shower.

BEDROOM 2 - Double bedroom with built in wardrobe.

BEDROOM 3 - Double bedroom with built in wardrobe.

BATHROOM - Contains WC, sink, bath and shower.

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in their employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

## OUTSIDE

The property benefits from a good-sized garden and a large, gravel parking area all surrounded by iron rail fencing. There are far reaching rural views and easy access to an extensive network of public footpaths and bridleways.

## SERVICES

Mains water and electric are connected to the property. Heating is from an air source heat pump and there is a private waste system.

## EPC

The property has an EPC rating of B85 and is compliant with the Minimum Energy Efficiency Standards regulations.

## PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only, although they are believed to be correct, and their accuracy is not guaranteed.

## VIEWING

Viewing is permitted during daylight hours and will be strictly by appointment only with Brown & Co, Banbury Office.

Will Gasson | 01295 273555 | william.gasson@brown-co.com

## DEPOSIT

The equivalent of 5 weeks rent, returnable at the end of the tenancy subject to there being no breaches of the terms of the tenancy. Deposits are lodged with the Deposit Protection Service in compliance with current legislation.

## CONNECTED PARTY

The Landlord of this property is a connected party to an employee of Brown & Co.

## TENANCY INFO

As well as paying the rent, you may also be required to make the following permitted payments:

- Before the tenancy starts payable to Brown & Co:
  - Holding Deposit: One week's rent.
  - Deposit: 5 weeks rent.
- During the tenancy payable to Brown & Co:
  - Payments of up to £50 inc VAT to change the tenancy

agreement.

- Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's Base Rate for each day that the payment is outstanding (for a late rent payment).
- Payment for the costs to replace lost keys/security devices or locks.
- If extra costs are incurred there could be a charge of £15 per hour (inc VAT) for time taken to organize replacements.
- Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.
- As well as paying the rent you may also be required to make the following permitted payments to the landlord if applicable:
  - Utilities - gas, electricity or other. **The Tenant will not have to pay an additional water bill. This is included within the rent.**
  - Communication - telephone and broadband.
  - Installation and subscription of cable/satellite.
  - Television licence.
  - Council Tax.

## Tenant Protection

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758 which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

