



## TO LET UNFURNISHED

A GROUND FLOOR APARTMENT WITH  
PRIVATE GARDEN IN THE GROUNDS OF  
THE COMPTON VERNEY ESTATE

RENT: £1 300.00 pcm  
DEPOSIT: £1 500.00  
HOLDING DEPOSIT: £300.00

NO TENANT APPLICATION FEES

- Entrance Hall
- Sitting Room
- Kitchen Dining Room
- Bedroom with ensuite WC
- Bedroom Two
- Bathroom
- Rear Garden
- Parking
- EPC Band D

COMPTON VERNEY  
£1 300 PCM

## 8 THE COACH HOUSE COMPTON VERYNEY CV35 9HJ

2 miles from Kineton  
3 miles from Wellesbourne  
9 miles from Stratford-upon-Avon & Warwick  
6 miles from M40 Junction 12

### GRADE II LISTED TWO BEDROOM GROUND FLOOR APARTMENT

Viewing strictly by appointment

Tel: 01926 640 498  
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**Compton Verney** was formerly the ancestral home of the Willoughby de Broke family and includes the Mansion House, the adjoining Coach House, the Lakes and Parkland with open rural views. The village of Kineton lies two miles to the south-east and provides shopping, educational and recreational amenities. There are main line railway services at Warwick and Leamington Spa, and Junction 12 of the M40 Motorway is about six miles.

**Number 8 The Coach House** forms one of several residential properties in converted from the former coach houses of the Compton Verney House. The property has recently undergone redecoration and modernisation to the majority of the accommodation, including a replacement kitchen.

#### ACCOMMODATION

**Entrance Hall** windows to front and storage cupboard with shelving. **Sitting Room** 4.57m x 4.01m (15'x13'1") with glazed double doors to garden, ornamental stone fireplace with display units and cupboards either side. **Kitchen/Dining Room** 4.81m x 2.21m (15'9"x7'2") window to garden, fitted with gloss kitchen units under wood effect worktops to opposite walls. Inset stainless steel 1½ bowl single drainer sink, space and plumbing for washing machine and dishwasher. Four ring electric hob with single electric oven under, built-in fridge with separate freezer under, matching wall cupboards over, tiled splash back. Inner Hall window to front and built-in airing cupboard with hot water cylinder. **Bedroom One** 4.31m x 3.91m (14'1"x12'9") window to rear and built in wardrobe cupboards. **Ensuite WC** close coupled WC, wall-mounted wash hand basin, electric shaver light and extractor fan. **Bedroom Two** 3.58m x 2.60m (11'8"x8'6") including built-in desk furniture with shelving over, pulldown double bed with storage over and window to garden. **Bathroom** with white suite comprising; panelled bath with chrome mixer tap and electric shower over, pedestal wash hand basin, close coupled WC, extractor fan and window to front.

#### OUTSIDE

To the rear of the property and enclosed walled garden is laid predominantly to lawn with paved patio adjoining the double doors from the Sitting Room. Garden Store, ornamental flowerbeds and planting to boundaries. To the front of the property, a shared courtyard with access to the archway from Compton Verney gardens and grounds and steps leading to front door. Number eight has two allocated parking spaces in the private car park beyond the Coach House.



#### GENERAL INFORMATION

Directions

CV35 9HJ

Proceed in the public entrance and car park of Compton Verney, where Colebrook Seccombes will meet you and lead you to the property which is within the grounds of Compton Verney House.

What3Words:

///asks.slouched.draper

Services

Water, drainage and electricity are connected to the property. The central heating system is an electric boiler. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Limited to none: 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council.

Listed in Band D

Energy Performance Certificate

Current: 63 Potential: 71 Band: D

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1300 per calendar month, exclusive of outgoings: council tax, telephone, and electricity.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

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.

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