



WILLOUGHBY HOUSE

Hampton House Farm, Combrook, Warwickshire, CV35 0JH

£2,750 per calendar month

BROWN & CO

DESCRIPTION

A modern and contemporary four-bedroom barn conversion situated in a rural location and with outstanding, panoramic views. It is accessed via a shared driveway 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 a large kitchen/diner, pantry, living room, utility room, downstairs WC, plant room, all with under floor heating. Bi-fold doors open up on to a large west facing patio. A split staircase, large roof light and gallery landing welcome you to the first floor where there is a master bedroom with a dressing room and ensuite, two further double bedrooms with ensuite bathroom, a fourth double bedroom and separate family bathroom. Outside benefits from private parking and a large garden.

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 AND UTILITY ROOM - The front door leads to a utility room that contains fitted cupboards, a sink, space for a washing machine and storage for coats and shoes.

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

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

DOWNSTAIRS WC - Contains a WC and a wash hand basin.

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

First Floor:

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

BEDROOM 2 - Double bedroom with built in wardrobe and ensuite.

BEDROOM 3 - Double bedroom with built in wardrobe and ensuite.

BEDROOM 4 - Double bedroom.

FAMILY 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 its 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 of 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: The Atrium, St George's Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

OUTSIDE

The property benefits from a large garden, garden shed 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.

SERVICES

Mains water and electric are connected to the property. Heating is from an air source heat pump, with underfloor heating downstairs and radiators upstairs. There is a private waste system.

EPC

The property has an EPC rating of B84.

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.

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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 is a connected party to an employee of Brown & Co.

TENANCY INFO

Key terms of the tenancy include:

- Available from 1st February 2024
- Rent of £2,750 pcm
- To be let as an unfurnished property
- Tenancy is subject to Right to Rent Checks and Credit Checks

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

- Before the tenancy starts payable to the Landlord:
 - Holding Deposit: One week's rent
 - Deposit: 5 weeks rent
- During the tenancy payable to the Landlord:

- 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 4% 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 organise 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 service provider or 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 - Band D
 - Grass mowing charge

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.

