



4 Avon Carrow, Avon Dassett, Warwickshire

SECCOMBES

CHARTERED SURVEYORS

**4 AVON CARROW
AVON DASSETT
WARWICKSHIRE
WARWICK CV47 2AR**

Situated in the parish of Avon Dassett, 5 miles from Kineton, 7 miles from Banbury, 12 miles from Warwick and Leamington Spa, 15 miles from Stratford-upon-Avon, 4 miles from Junction 12 and 7 miles from Junction 11 of the M40 Motorway.

A TWO BEDROOM MEWS HOUSE IN A DELIGHTFUL COURTYARD SETTING IN THE GRADE II LISTED AVON CARROW, SET IN APPROXIMATELY FIVE ACRES OF MATURE GARDENS

Entrance Hall, Living Room, Inner Lobby, Kitchen, Bedroom One, Ensuite Shower Room, Bathroom, Bedroom Two, Gardens.

Viewing through: Kineton office

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Avon Dassett is a principally residential South Warwickshire village situated between Banbury and Warwick and Leamington Spa, close to the borders of Oxfordshire. There is a part-time Post Office, open on a Tuesday, and a public house in the village, together with Church of England and Roman Catholic churches.

The village has good access to Junctions 11 and 12 of the M40 Motorway, and is adjacent to the village of Farnborough and the National Trust owned Farnborough Hall. There are primary schools in Fenny Compton and Kineton, and a secondary school in Kineton together with the boys and girls Grammar Schools in Stratford-upon-Avon.

Avon Carrow comprises a country mansion built in 1889 as a hunting lodge for Captain Boyle, who is depicted in stained glass overlooking the courtyard. It was built to his own requirements, although he never lived there, as

fighting in the Boer War in South Africa. In more recent times it was owned by the Profumo family, before being converted into 17 houses arranged around the central courtyard.

Avon Carrow is set in approximately seven acres of communal grounds and gardens to include a tennis court and croquet lawn. The property provides two bedroomed living accommodation on two floors, with one reception room, two bathrooms and a private garden and patio to the rear.

4 Avon Carrow overlooks the central courtyard and is constructed of Hornton stone under a tiled roof. The property is listed Grade II, being of architectural and historical importance. The property offers spacious and well-proportioned accommodation with an enclosed attractive landscape garden to the rear, offering extensive alfresco entertaining space.

THE GROUND FLOOR

Entrance Hall

with quarry tiled floor, radiator and feature stairs to first floor.

Living Room 17'11" x 13'7" (5.46m x 4.15m) with fireplace incorporating wood burning stove with stone surround, timber mantel shelf and flagstone hearth. Stone mullion window with obscured glass and one part stained, two wall light points, two radiators, Upvc double glazed French Doors and sidelights to garden.

Inner Lobby

with built-in cupboards, work shelf with space for fridge and freezer under. Open doorway to:



Kitchen 8'0" x 11'11" (2.45m x 3.63m) part tiled with single drainer stainless sink unit with drawer and cupboards under, fitted base units with work surfaces over, fitted wall units with concealed lighting under, radiator, Upvc double glazed window and Upvc double glazed door to garden.

FIRST FLOOR

From the entrance hall a wide staircase rises to a three quarter landing with stone mullion window. Stairs continue up right and left.

Bedroom One 10'10" x 12'2" max (3.29m x 3.71m) with stone mullion leaded light window, built-in bedroom furniture including two double wardrobes with fitted book shelving beside and central built-in drawer unit, radiator. Access to boarded roof space with loft ladder, power and light connected. Door to shelved airing cupboard with lagged copper hot water heater with electric immersion heater attachment. Horstmann Electronic 7 off-peak heater control.

Ensuite Shower Room with tiled shower cubicle with Tritan TATSR electric power shower, wash hand basin with shaving light and point over, extractor fan, radiator.

Bedroom Two 8'1" x 8'11" (2.47m x 2.71m) with Upvc double glazed window, radiator, recessed shelved office area converted out of former wardrobe.



Bathroom 6'9" x 6'6" max (2.06m x 1.98m max), part tiled with bath with shower attachment, shower rail with curtain over, wash hand basin with electric shaving light and point over, wc, stone mullion window, radiator, built-in shelved linen/store cupboard.

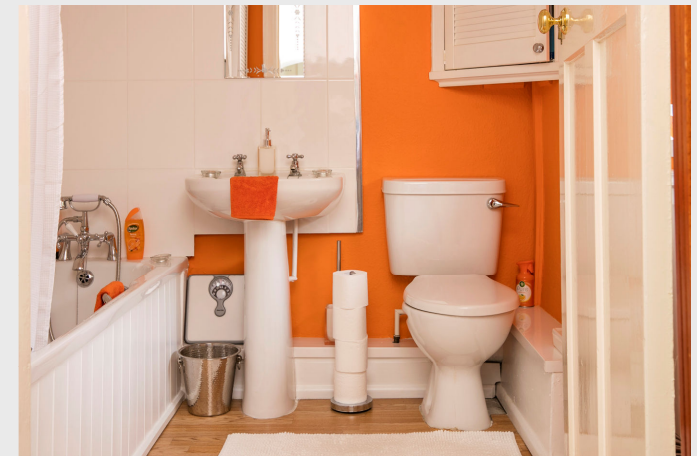
OUTSIDE

To the front is a fine courtyard central area with hedging and gravel. To the back, accessed either from the living room or kitchen, is an enclosed garden extending to 90' (27.43m).

Immediately adjoining the property is a paved patio about 31'0" wide max x 22'0" (9.45m max x 6.70m) deep, paved with raised flower borders and stone wall, capped with flagstone, wood store. Steps up through a pergola to the principal garden area 45ft x 31ft wide, featuring a paved path with lawned areas to either side, well stocked flower and shrub borders.

Situated at the end of the garden is a **summer house** about 9'6" x 7'6" (2.9m x 2.29m), internally with wood burning stove, satellite television connection, oak laminated floor, power and light connected.

To the side is a **garden store shed** about 6'0" x 4'0" (1.83m x 1.23m), a **wood store** and **workshop** with power connected. The property also benefits from a garage and communal car parking spaces.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. LPG gas fired central heating (metered supply).

Maintenance Charges

Residents pay £60 service charge per month (2016) for the upkeep of the grounds, maintenance and common parts.

Council Tax

Payable to Stratford District Council. Listed in Band D.

Fixtures and Fittings

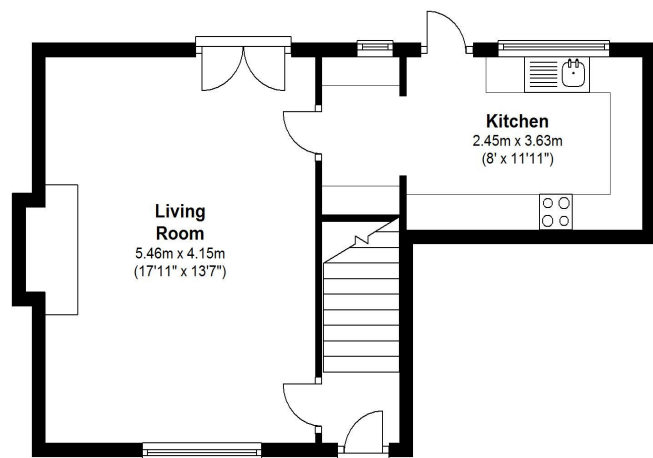
All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

From Kinton drive south-east on the B4086 Banbury Road. Drive for about three miles and take the left fork signed Arlescott and Avon Dassett. Follow this road and cross over the B4100 and then the M40 Motorway, and drive into the village of Avon Dassett. At the 'T' junction take the right hand turn. The main entrance to Avon Carrow is on the left hand side of Farnborough Road. There is also an entrance to Avon Carrow in the village on the right hand side after passing the Avon Public House.

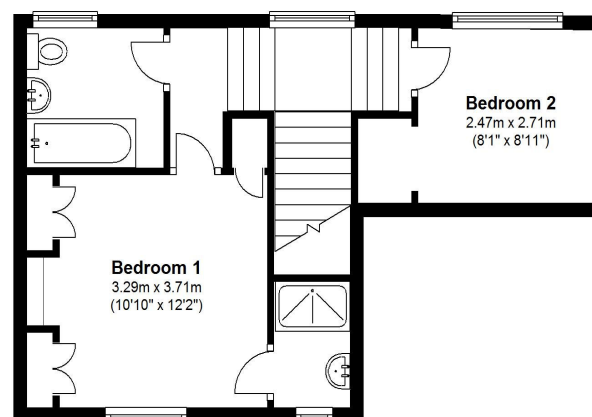
Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)

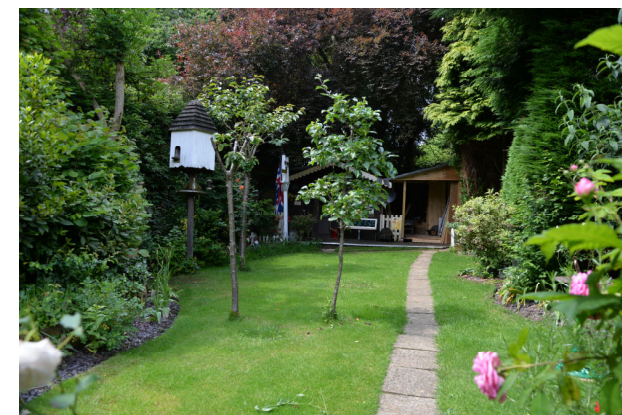


First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 sq. feet)



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