

WINWICK MANOR

WINWICK • NORTHAMPTONSHIRE







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The principal part of a beautiful Grade II 16th century Manor House*

M1 (J18) 5 miles • Rugby 8.5 miles (London Euston 50 minutes) • Daventry 8 miles
Northampton 12 miles • London 83 miles (All distances and times are approximate)

Accommodation and Amenities

Hall • Drawing Room • Dining Room • Garden room • Sitting Room • Kitchen/Breakfast room • Staircase Hallway
Utility room • Conservatory • Study • Cellar

Master Bedroom suite • 7 further guest bedrooms • 3 family bathrooms • Library • Attic rooms

Garden stores • Garaging • Outbuildings • Greenhouse • Beautiful landscaped gardens
Woodland • Orchard • Vegetable garden • Tree lined drive

Approximate Square footages:

Main House sq. ft.: 8,192 (761 Sq. m)

Outbuildings sq. ft.: 1,055 (98 Sq. m)

In all around: 7 Acres (2.8hectares)



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Northamptonshire

Winwick Manor is situated in a prominent position within the charming Northamptonshire village of Winwick. The village is part of the West Northamptonshire Uplands, a landscape characterised by rounded, undulating hills with low ridgelines and wide views from the ridgetops. The area is of outstanding interest for its ancient ridge and furrow fields, examples of which can be found close to the village. The towns of Warwick, Northampton, Rugby, Daventry and Stratford upon Avon (the region's cultural centre with its Shakespearean heritage and theatres) are all within easy distance. The area has numerous excellent schools with preparatory schools at Maidwell Hall, Spratton Hall and Bilton Grange. Secondary schooling is available at Rugby, Uppingham, Oakham, Stamford, Oundle and Northampton. Sporting opportunities in the area include hunting with the Pytchley and adjacent packs, racing at Towcester, Leicester and Huntingdon, golf at Northamptonshire County Golf Club at Church Brampton, Market Harborough, Kettering and Wellingborough. Sailing and other water sports are available on Pitsford Reservoir. The area is surrounded by open countryside and offers numerous country pursuits. There is good access to the motorway network with the M1 (J18) less than 5 miles away bringing much of the country within 2 hours driving time. Birmingham International Airport and Coventry Airport are both readily accessible.

Winwick Manor

Winwick Manor is approached over a cattle grid to a gravel drive and tree lined avenue that sweeps to a turning area at the front of the house. Winwick Manor is a wonderful Grade II* house and the principal property within the village. The house in its current guise has been split in to two with this being the original and principal part, dating from the 16th Century with a later addition in the 1920s by Morley Horder.





The house is entered through a large wooden door under a moulded stone arch to an ante hall that leads through into the main reception hall. The main hall is a lovely room with large stone mullioned windows, some with coloured leaded glass windows. Leading off the main hall is the staircase hall that leads through to

the drawing room. The oak panelled drawing room is an impressive room that has two grand fireplaces with moulded stone surrounds, one with strap work decoration and a beautifully carved wooden over mantle. There is a magnificent 17th Century style plaster ceiling. The room enjoys views over the garden towards the church.

A large wooden door in the drawing room leads through to the garden room which has French doors out onto the terrace. Also leading from the main hall is the library/sitting room which has a large, moulded stone fireplace and window seats on both sides and views over the garden.

A small corridor off the main hall leads into the dining room which is a bright and spacious wood panelled room with intricate plaster work above. A door from the dining room leads directly into the kitchen/breakfast room. The kitchen is a fantastic family room and has an Aga, central island and abundant wall and floor mounted units and flagstone tile floor. The kitchen leads into the conservatory. The utility room features built in cupboards and ample storage space, sink and works well as laundry room.

The bedroom accommodation at Winwick Manor is reached via one of two staircases, the main staircase rises from the staircase hall and is believed to be 17th Century and features beautifully carved balustrades, hand rails and rises with wide, shallow steps arriving at a large landing on the first floor with lovely views over the garden, countryside and church. The master bedroom suite room features tall ceilings, deep skirting boards and beautiful cornicing with wooden floors and a stone fireplace. The two principal guest bedrooms also run off this main landing and share a family bathroom. Both of these rooms are well proportioned bedrooms. A corridor leads down to the other bedrooms on the floor.

One of the bedrooms is currently being used a library; the remaining bedrooms on this floor share 2 family bathrooms. Leading off the landing is the Study with direct staircase down into the kitchen. Off the landing is an airing cupboard. The second floor is split in two halves, one half being predominantly attic rooms which have the potential to increase the number of bedrooms but also lend themselves well for storage. A small door on the half landing leads through into a further attic bedroom which would lend itself well as a nanny's apartment. Beyond this bedroom are a number of further attic rooms currently used as storage.











- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



Ground Floor

WINWICK MANOR

Approximate Gross Internal Floor Area

Main House: 761 sq m / 8192 sq ft excluding Cellars / Second Floor

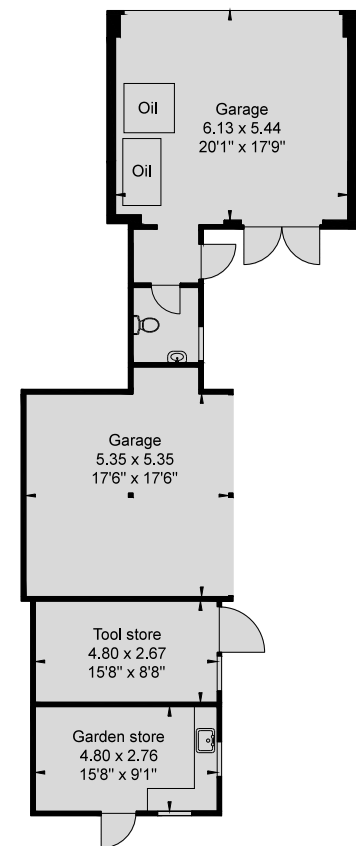
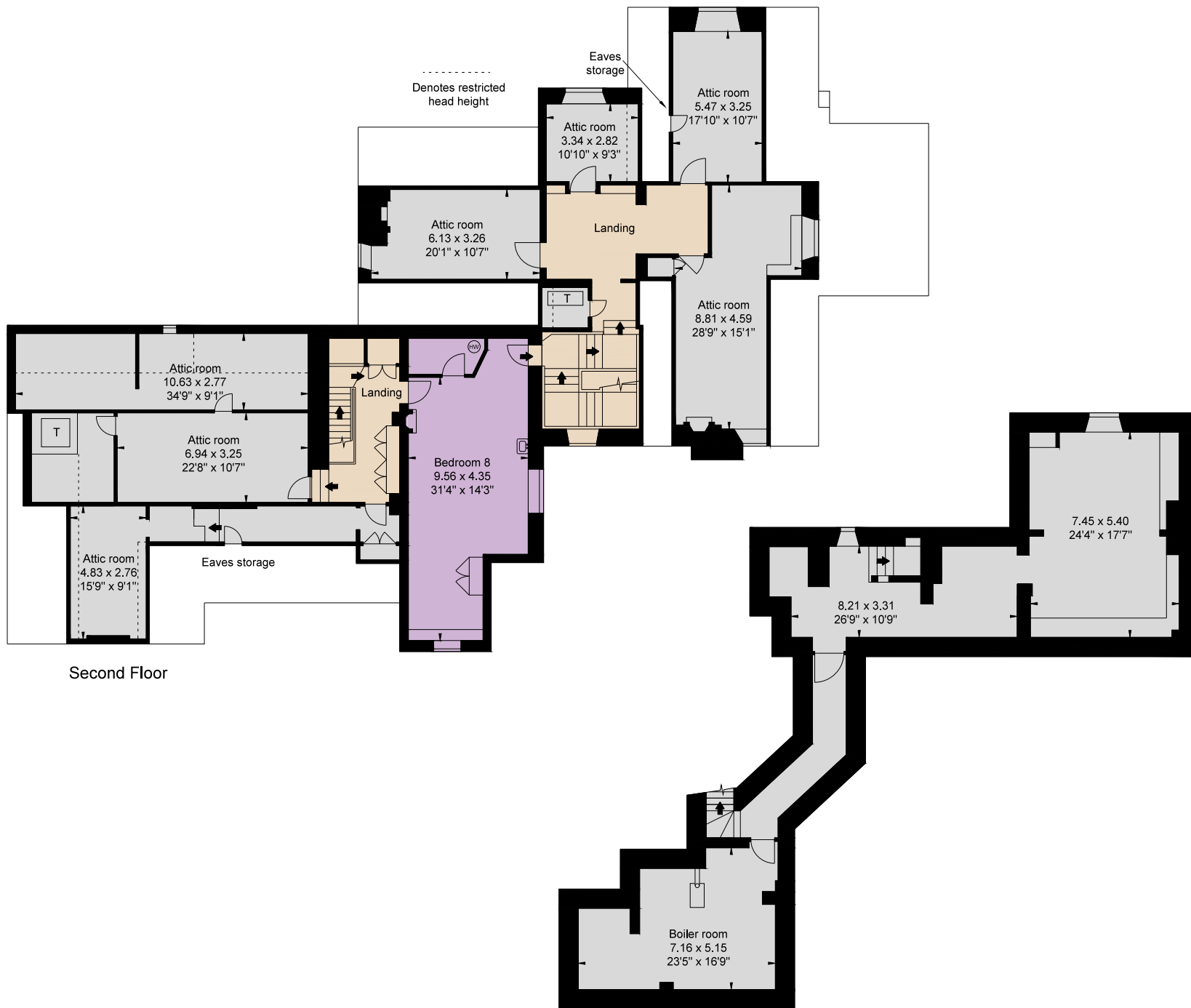
Outbuildings: 98 sq m / 1055 sq ft

Total: 859 sq m / 9247 sq ft



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



The Gardens

The gardens at Winwick Manor are principally laid to lawn with a number of gravelled paths, seating areas and woodland walkways.

To one end of the garden is a croquet lawn with summer house and a ha-ha.

At the back of the garden and forming the boundary of the property on two sides is shelter belt woodland with views out onto the neighbouring farmland.

In the middle of the gardens is a large wooden pergola. The garden is made up of an abundance of beautiful landscapes and it is clear that the current owners have spent a huge amount of time and effort developing and recreating the external environment. The gardens have a plethora of specimen trees and yew hedging that has been well manicured.

The stone terrace to the west of the house features a garden pond with fountain. To the south of the house is a pretty sunken garden with box hedging parterre and a number of beds and borders.

The Grounds

The grounds at Winwick Manor extend to approximately 7 acres and are predominately made up of house and garden however, half way down the drive there is an orchard/ paddock. Adjacent to the garage block is a vegetable garden and green house.

The Outbuildings

Adjacent to the house are the outbuildings which consist of garaging for garden machinery and cars, stores, tool stores, wood stores and a staff WC and kitchenette.







Public footpaths/ rights of way / easements

It should be noted that the adjoining property that makes up the remainder of Winick Manor has a right of access (in perpetuity) over the driveway but is liable for 50% of the upkeep costs. It should also be noted that there is a public footpath that crosses the drive but is well away from the house.

Services

Mains electricity, Mains Water. Oil fired central heating and mains drainage.

Local authority

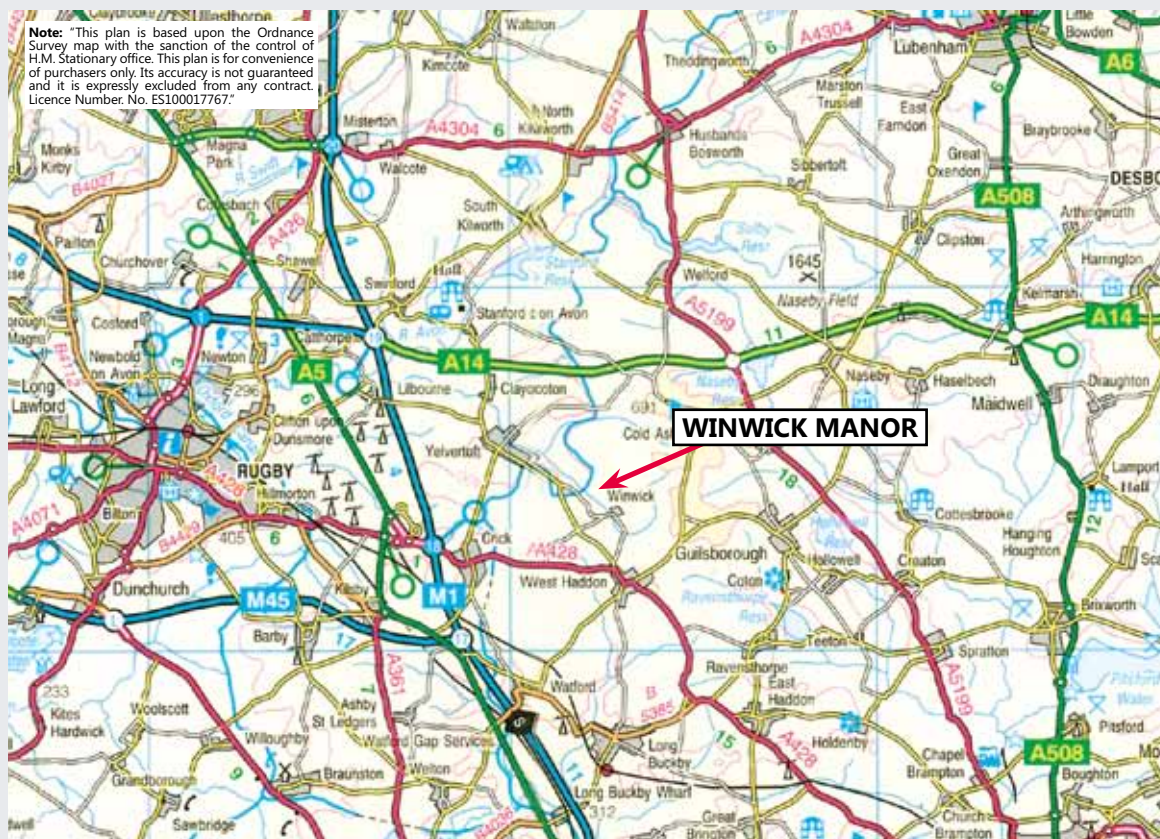
Daventry District Council 01327 871 100

Directions (NN6 7PD)

From London take the M1 north exiting at Junction 18. Head east on the A428 towards West Haddon. Continue to follow the road crossing directly over 2 roundabouts. After the second roundabout follow the road for a short distance until you reach an old service station. Turn immediately left after the service station onto a single track lane. Follow the lane until reaching some crossroads. Cross directly over and follow the lane all the way into Winick. Cross over the small humpback bridge and head straight on up the hill. At the top of the lane (on a right hand bend) the gateway to Winick Manor will be on your left hand side across a cattle grid.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



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