



The Old Manor
Rowington, Warwickshire



Old Manor

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The Old Manor is situated on the outskirts of Rowington village, which has a fine parish church, a sports club, a cricket club and a tennis club. Two country pub restaurants are within a mile of the property.

The village is excellently located for access to the motorway network, intercity train stations with regular services to Birmingham and London, and Birmingham International Airport. Warwick, Stratford-upon-Avon, Leamington Spa, Solihull and Henley-in-Arden are all readily accessible.



Tenure: Freehold and Flying Freehold

Local authority: Warwick District Council

Council tax band: E



Excellent shopping facilities are located close by, with more extensive shopping available in Leamington Spa, Stratford-upon-Avon and the Touchwood shopping centre at Solihull.

A range of state, grammar and private schools suit most requirements, including Warwick Boys School, King's High School for Girls and Warwick Prep School. The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge and Kingsley School for Girls in Leamington Spa are also nearby, and schools are available in Solihull.

The area has several golf courses with horse racing at Stratford-upon-Avon, Warwick and Cheltenham.

Lapworth Station 2 miles (trains to Birmingham from 21 minutes), M40 (J16) 5 miles, M42 (J3A) 6 miles, Warwick Parkway Station 6.5 miles (trains to Marylebone from 69 minutes), Warwick 7 miles, M40 (J15) 8 miles, Leamington Spa 10 miles, Solihull 10 miles, Stratford-upon-Avon 14 miles. Birmingham 15 miles, Birmingham International Airport 11 miles, (distances and time approximate).

The property

The Old Manor is a beautiful Grade II listed home with abundant character. The house needs full modernisation and refurbishment and is an excellent opportunity for purchasers to make this home their own.

The front door opens into a substantial hallway leading to the main reception rooms, kitchen/breakfast room and pantry. The drawing room has an impressive inglenook fireplace, stone flooring, exposed timber beams and leaded windows. The sitting room, which could also be used as a dining room, has a further inglenook fireplace, wooden flooring and exposed wall and ceiling timbers. There is also a good-sized kitchen/breakfast room with brick flooring, a pantry that could be used as a utility/laundry, and a cloakroom. The brick vaulted two-chamber cellar is of a good size and has great potential.



On the first floor, there are four bedrooms, with the principal bedroom having a dressing room and an additional staircase to the drawing room. Bedrooms two and five are accessed via a separate staircase.

Outside, the property is approached via a gated track/driveway, which provides access to the property via a shared right of way and to the detached workshop/garage. There are gardens to the side with wonderful views.

Services

Mains water and electricity are connected to the property. Oil-fired range. Storage heaters. Private drainage

What Three Words

///spinning.suits.excellent









**Approximate Gross Internal Floor Area
307 sq m / 3,305 sq ft**

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 text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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Date: 29 May 2024
Our reference: STR012483882

The Old Manor, Finwood Road, Rowington, Warwick, CV35 7DJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £750,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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V4.2 Feb 24