

STEPHEN PARRY

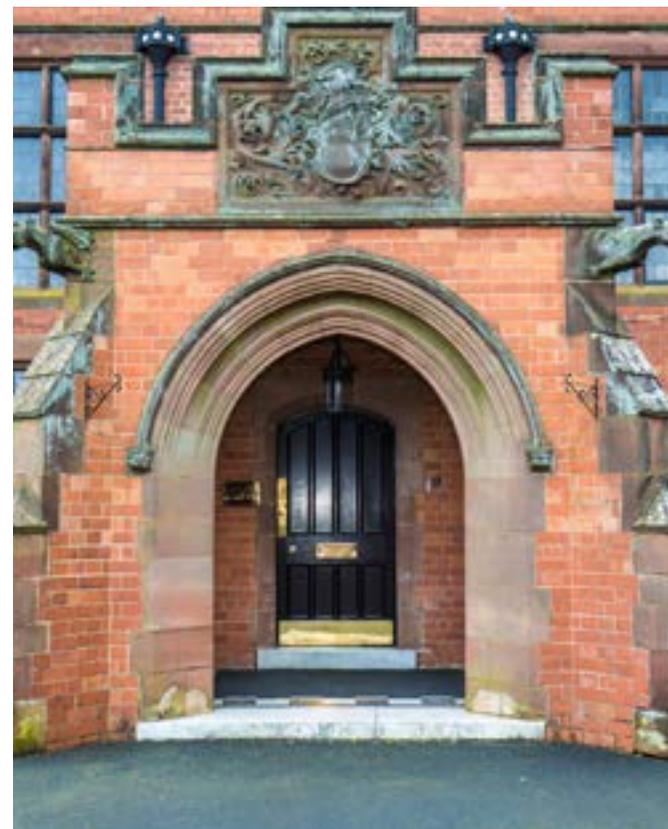
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Kenilworth Road, Blackdown, Royal Leamington Spa, CV32 6RQ

A magnificent and imposing fully restored 6/7 bedroom Victorian manor house of 7,720 sq ft, constructed in 1899 and situated in formal gardens and grounds of approximately 1.6 acres on the edge of Royal Leamington Spa.

Further land and a 2 bedroom detached lodge are available by separate negotiations.



Accommodation

Reception vestibule * Reception hall * Cloakroom * Drawing Room * Day room * Dining room * Snug * Study * Kitchen * Butlers kitchen * Laundry room * Cellar * First floor galleried landing * 6 Bedrooms * Principal bedroom with dressing room and en suite bathroom * Guest bedroom with en suite bathroom * Principal bathroom * Shower room * Cloakroom * Front garden with driveway * South facing formal gardens*

Distances

- Royal Leamington Spa 0.4 miles (trains to Birmingham and London Marylebone)
- Warwick 3 miles
- Warwick Parkway 4 miles (trains to London Marylebone from 69 minutes)
- Kenilworth 5 miles
- Coventry 10 miles
- Rugby 16 miles
- Solihull 22 miles
- Birmingham International Airport 26 miles
- Birmingham 28 miles

(Times and distances approximate)

Location

The Manor House is located 0.7 miles from Leamington Spa town centre that has excellent shops and restaurants for which Leamington Spa is noted. In the heart of the town are the beautifully laid out Jephson Gardens on the banks of the River Leam and throughout the town there is evidence of its Regency and Georgian heritage.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools at Stratford upon Avon and Alcester, Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley

School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.

The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington Spa station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The property is well located for sporting and recreational facilities with the Leamington Tennis Court Club, Leamington cricket club, golf is at the Warwickshire Golf Club and racing is at Warwick and Stratford upon Avon.

The Property

The Manor House, Cranford is a magnificent and imposing fully restored 6/7 bedroom Victorian manor house of 7,720 sq ft, constructed in 1899 and situated in formal gardens and grounds of approximately 1.6 acres on the outskirts of Royal Leamington Spa. The property offers versatile and extensive accommodation over two floors that has been restored by the current owners over the last three years. The restoration included maintenance to the fabric of the building, rewiring, new central heating system, luxury kitchen and luxury bathrooms. Yet the property skilfully blends the new restoration whilst retaining most of its original features that include stone mullion leaded light windows, oak panelling to many parts of the house, ceiling coving, stone fireplaces and original carved doors.

This is a genuine and unique opportunity to acquire a restored manor house on the fringe of one of the most exciting and fashionable towns in the centre of England.

The original carved front door provides access to the entrance vestibule with oak panelling and original oak







and leaded light double doors to the imposing oak panelled reception hall with stone fireplace and a wide shallow tread staircase to the first floor oak panelled gallery landing. The imposing entrance hall provides access to the formal drawing room, day room, dining room, snug, luxury kitchen, butler's kitchen, laundry room and cellar. The drawing room and dining room are rooms of true splendour with stone mullion leaded light windows, ceiling coving, oak panelling to all walls, and original stone fire places of which the drawing room has two. The day room, snug and study all have stone mullion leaded light windows overlooking the south facing formal gardens. The luxury kitchen has been meticulously refitted to the highest standards with a bespoke hand painted kitchen units, granite work surfaces, fitted Aga, integrated appliances and tiled floor. The kitchen is of such a high standard and size it would be suitable for formal dining. Located next to the kitchen and in between the dining room is the butler's kitchen and laundry room. The commanding oak panelled first floor galleried landing has stone mullion leaded light windows, stone fireplace and original oak doors. The principal bedroom suite comprises of a bedroom, dressing room and luxury en suite bathroom. The main bedroom, as with five of the other bedrooms has stone mullion leaded light windows facing south and overlooking the formal gardens. From the principal bedroom is the dressing room that in turn provides access to the en suite bathroom with a free standing bath, shower, bespoke hand painted furniture with sinks and





wc. All five of the additional bedrooms are well proportioned and bedroom two has an en suite bathroom with a free standing bath, bespoke hand painted furniture with sinks and wc. Bedroom 6 because it has two doors from the landing could be divided into two bedrooms providing a seventh bedroom. The property is further enhanced by the principal bathroom and a shower room both finished to the same quality as the rest of the property. The first floor is completed with a separate cloakroom.

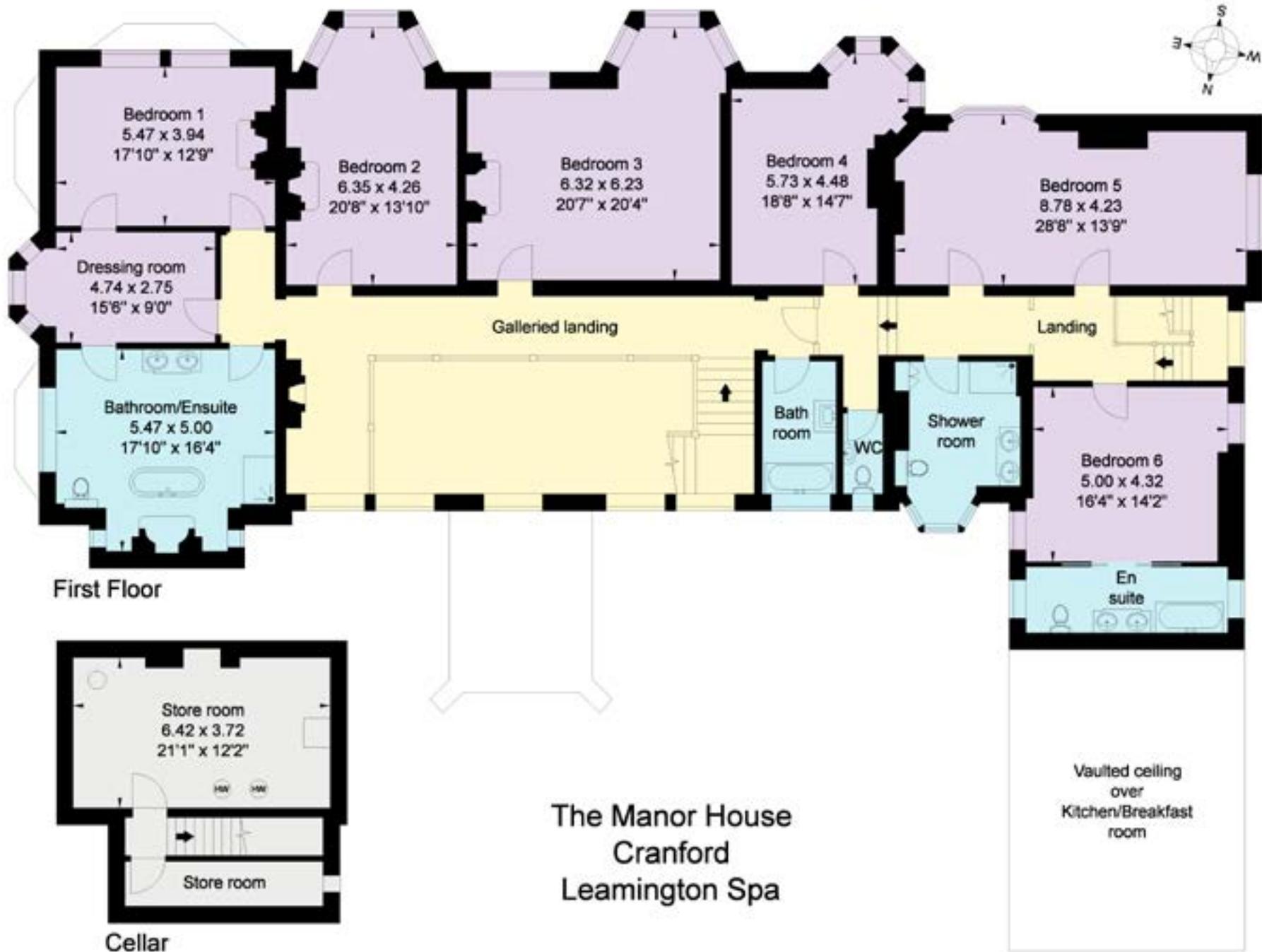
Gardens and grounds

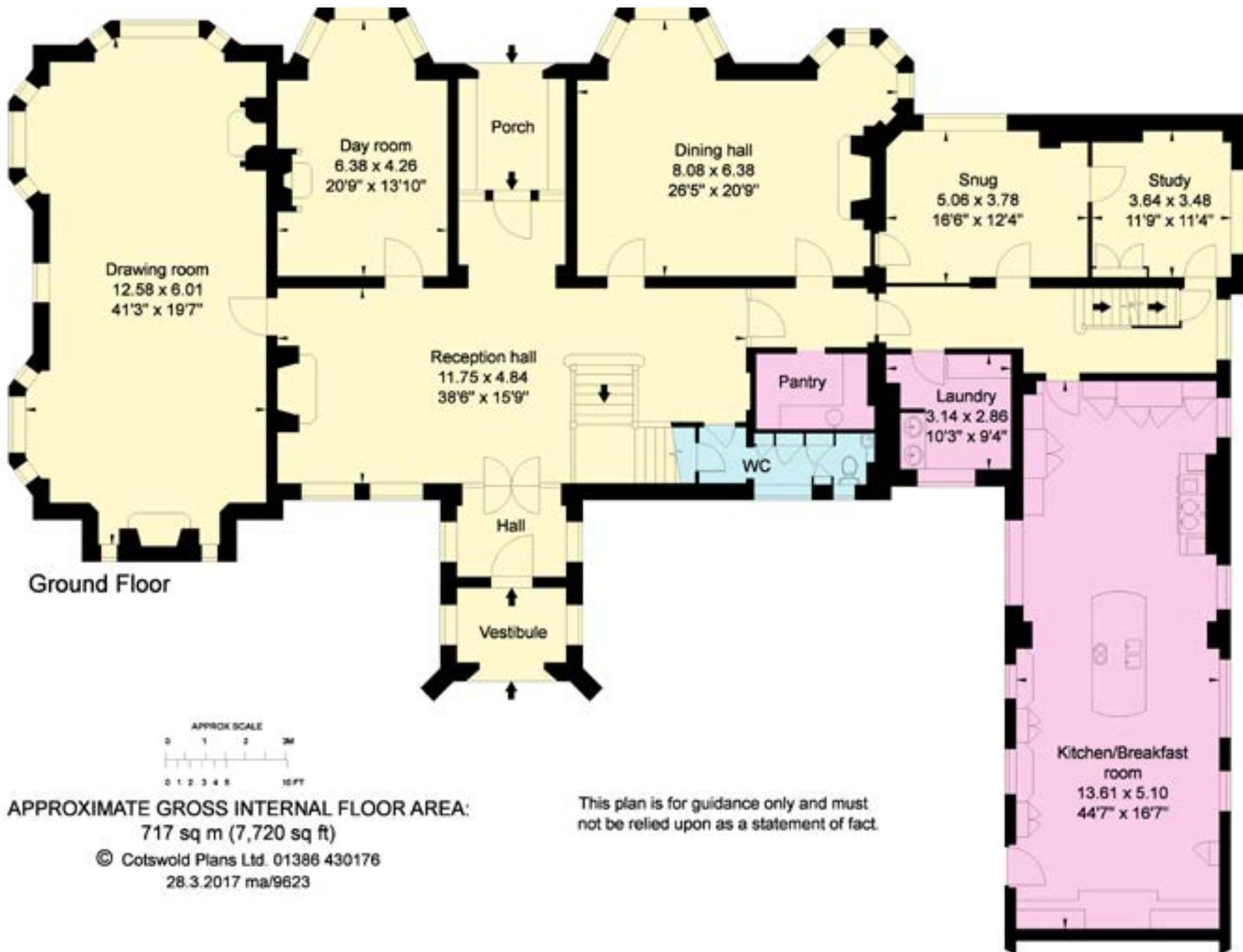
Approached from the Kenilworth Road through a pillared entrance with electric gates the driveway sweeps past the formal south facing gardens on the left and provides access to the front of the property and parking area. The south facing formal gardens are a particular feature of The Manor House and comprise formal lawns with established trees, pathways, formal flower and shrub borders, garden pond and sun terrace ideal for `al fresco` dining.











APPROXIMATE GROSS INTERNAL FLOOR AREA:
717 sq m (7,720 sq ft)

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This plan is for guidance only and must not be relied upon as a statement of fact.

Tenure

The property is Freehold.

Services

The property has independent high energy oil fired central heating system.

Mains electricity, water and private drainage connected to the property.

Maintenance charge

The Manor House contributes to the up keep on the Cranford Estate. The maintenance charge for 2017 is £5,400, including private drainage.

Local Authority

Warwick District Council +44 (0) 1926 410410.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on +44 (0) 1926 883311

Directions

From the M40 (J15) take the A46 towards Coventry. Take the third exit sign posted Kenilworth and Leamington Spa and at the roundabout take the third exit onto the Leamington Road (A452). At the next roundabout take the second exit onto the Kenilworth Road. Continue on this road to the next roundabout and take your second exit and continue on the Kenilworth Road and the entrance to The Manor House, Cranford is located on the left. Proceed up the drive and The Manor House is located on the left (CV32 6RQ).

