



Aigle Manor

Ullenhall

theAgents
property consultants

Discover the essence of luxury living on the coveted Ullenhall Ridgeway at the recently renovated Aigle Manor.

AIGLE MANOR
ULLENHALL

Description -

Originally constructed 2003 from English Oak in the style of a Tudor Manor house the property is nestled amidst picturesque natural surroundings, this large family home extending to a very generous 11,500 ft² offers spectacular views over the undulating Warwickshire countryside, stretching to the Cotswolds and the Malvern Hills. A timeless blend of elegance, comfort, and modern convenience. Aigle Manor is poised to be your dream family property.

Ground Floor -

The house is approached through an impressive gateway with electric gates. Accommodation includes reception hall with inglenook fireplace, Garden room with doors to the drawing room & terrace with beautiful south westerly views. the snooker room with stone fireplace, bespoke bookshelves & French doors to the garden. Bespoke kitchen/breakfast room with granite surfaces, central island, Aga and French doors to the terrace. Fully fitted second kitchen beyond and utility room. Study/ snug with inglenook fireplace.

First Floor -

Impressive oak staircase rising to the gallery landing/ sitting room with panoramic views. The principal bedroom with a full-size dressing room and large ensuite with a balcony taking in the stunning views, two further ensuite bedrooms one also with a balcony. All with bespoke fitted oak furniture.

Second Floor -

The second floor provides a further two further ensuite bedrooms with bespoke oak furniture and stunning views. There is also a beautiful bar with a pool table great for entertaining.

The property also benefits from full personal security alarm, perimeter sensors, infrared camera system and Sonos/Bose indoor and outdoor smart sound system.

Outside -

5 car garage block with office/ ancillary space above. Beautiful landscaped gardens including ponds, waterfalls and a Ha Ha.

Planning -

With such amazing extensive accommodation Aigle Manor also benefits with full planning consent for a further 3000 sq./ft of gym leisure pool sauna steam room changing room permission with an indoor-outdoor lifestyle feature, allowing you to add even more to this already amazing property.

Location -

Henley in Arden 3 miles (trains to Birmingham Snow Hill and Stratford upon Avon), M42 (J3) 4 miles, M40 8 miles, Warwick 12 miles, Warwick Parkway Station 10 miles (trains to London Marylebone), Birmingham Airport 18 miles (distances approximate)

EPC -

EPC Rating D

Services To The Property -

LPG Central Heating, Mains Water, Mains Electricity, Private Drainage

Local Authority -

Stratford Upon Avon District Council

Freehold

Viewing Arrangements - Strictly via the vendors sole agents The Agents Property Consultants Ltd on

Website - www.theagents.properties

Opening Hours - By Appointment Only

Agents Notes - All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore we cannot guarantee that they are in working order. Photographs are reproduced for general information and it must not be assumed that any item shown is included with the property. To arrange a viewing or a free valuation please contact us on 01564 332550 or sales@theagents.properties.











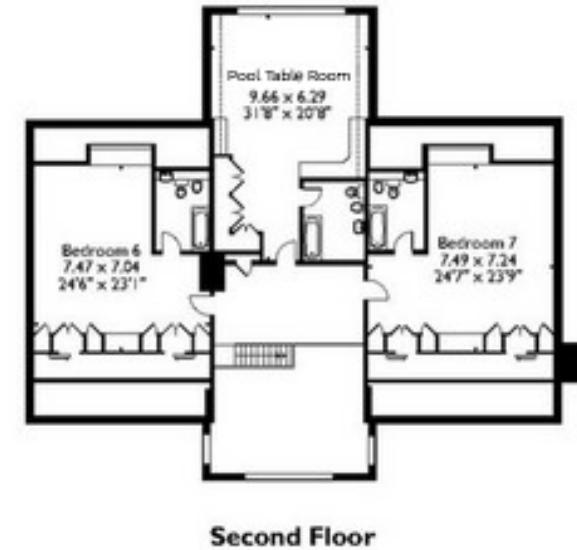
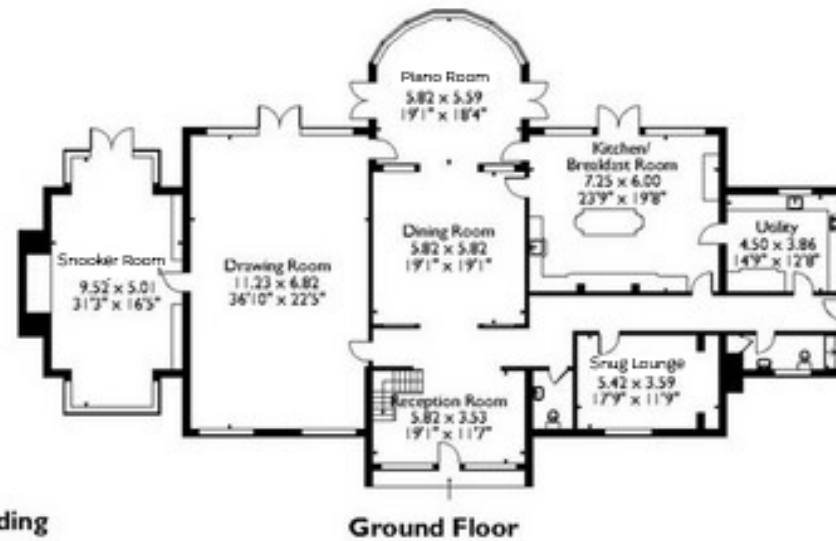
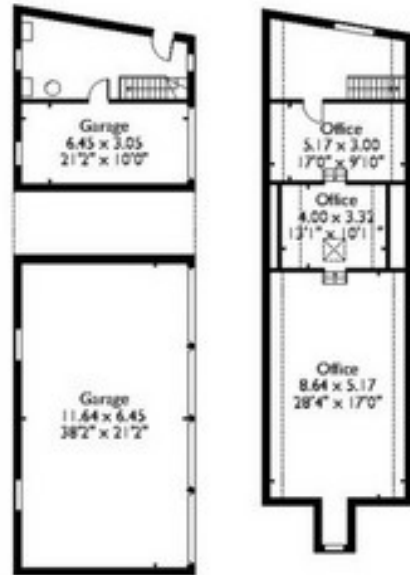
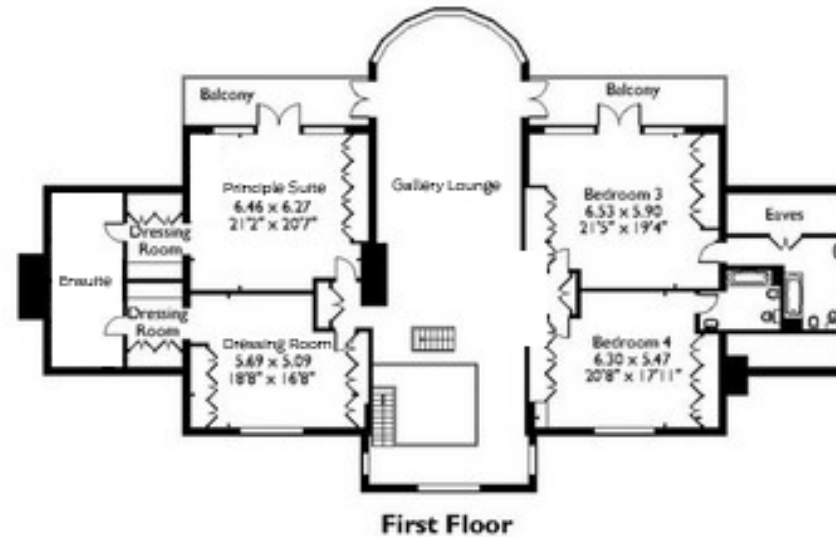






Aigle Manor, Ullenhall

Approximate Gross Internal Area
1075 Sq M / 11562 Sq Ft



Ground Floor Outbuilding

First Floor Outbuilding

Ground Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



theAgents
property consultants

116A High Street,
Henley-in-Arden, Warwickshire
B95 5BS
Henley in Arden Office: 01564 332 550
Park Lane Office: 0207 0791 454
sales@theagents.properties
www.theagents.properties

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.