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**The Manor House & The Coterie,
Warwick Road, Preston Bagot,
Henley-In-Arden, B95 5DZ**

The Coterie, a 6,400 sq ft office space in Preston Bagot, features a lake on 3 acres, versatile usage options and beautifully landscaped surroundings. The Manor House, a restored Tudor Grade II listed property, blends historic craftsmanship with contemporary design, offering grand living spaces and beautiful gardens in an idyllic setting.

Seller's statement about the property

I purchased The Manor House in 1998 and at that time the house was connected to a series of out buildings and extensions with some commercial storage too. It seemed an ideal site for our new commercial design office.

Importantly in this location, the planners required reassurance that the floor level of the proposed offices would exceed a 1 in 150 year flood event and having satisfied this and other stipulations we began an extensive building & renovation program lasting nearly 3 years, resulting in the creation of a unique and stunning office for my business adjacent to a beautifully restored domestic dwelling for me and my family.

It's fair to say that quality and innovation were the only drivers and that the cost was at the bottom of our list of considerations. Nearly 25 years on both buildings are in fantastic condition with only the exterior hardstandings showing any signs of age.

Conveniently we are only 5 miles from the M40 or M42 motorways and commuting around the country is easy with a mainline station to London, Birmingham or the north around 10 minutes away.

These beautiful buildings, that have housed me and my business for 25 years, have given me immense pleasure and pride. However as I retire it's time to hand them over to someone else to re-purpose them in order to fulfil their own dreams and potential and start a new chapter in the property's history.

Best wishes
Tony Eaves.

The Manor House



The Manor House

Believed to be part of the 3rd Earl of Warwick's estate, this fine Tudor house was split into two residences in the 1970's. The current owners purchased the larger part along with its many outbuildings in 1998 with a vision to thoroughly restore it to its former glory using traditional materials and methods. They turned what was a dilapidated, 7 bedroom labyrinth into a sumptuously, spacious 4 bedroom home.

A professional restoration was undertaken over two and a half years under the guidance & management of D5 architects.

Later additions and extensions were removed, returning the house to its original proportion and appearance. A highly professional team stripped the house back to the structural timber frame in order to reinstate essential timbers which had been removed or had decayed over the years.

The ground level was also dropped to reveal a brick vaulted cellar of which the previous owners had been unaware. The complete timber frame was lifted to allow the renovation of the stone base and then the new sole plate was spliced into the existing timbers.

The infill panels were also replaced using traditional daub & wattle and lime plaster and the outer timbers finished in lime and casein, maintaining the buildings ability to 'breathe.'

Inside, the blackened timbers were all professionally restored to their original condition revealing a wealth of old carpenters marks. Twentieth century, modern interior additions were removed and any original Tudor features revealed, retained and renovated such as the stone fireplaces and old panelling on the first floor. Where no original structures remained new, contemporary ones were put in their place such as the staircase and the lounge fireplace.





The ground floor welcomes you with a grand front entrance opening onto a spacious dining hallway, instantly revealing the central feature of the house, an elegant and contemporary staircase linking each of the three floors in a bespoke, sculptural stainless steel and oak structure, sitting perfectly amidst the rustic beams and reclaimed flagstones. With a view straight through to the ornate rear window this charming space is perfect for entertaining.





A large, bright kitchen, designed by Smallbone is at the front of the house and connects, via a small side entranceway, to the large lounge at the rear. This spacious and heavily beamed room oozes character with a substantial stone fireplace and log burner creating warmth and coziness and adding to the grandeur. In the corner, a cleverly concealed lift up hatch gives access to an original brick vaulted cellar below.





The first floor landing, with its reading nook and '1578' date stone, is light and spacious, and also incorporates a home office area. Two impressively sized bedrooms lead off, both with dual aspect windows, solid oak floors, original stone fireplaces and en-suite bathrooms with the principal bedroom also benefitting from a walk through dressing area. At almost 500 sq ft each and a wealth of beams and old panelling, these rooms epitomise the status that this historic house once represented.

The final stair flight to the top floor reveals a huge glass roof light which floods the landing in daylight and illuminates the reading nook below. Either side in the eaves of the house are two further sizeable bedrooms, both openly displaying how the interior structure of this classic Tudor building adds to its historic charm. A shared bathroom with steam shower is conveniently situated between the two bedrooms and a further large cupboard provides ample additional storage space.







To the front of the Manor House is a formal garden comprising of yew trees, lavender beds and a rill, pond and fountain all contributing to the elegant entrance. To the rear is a less formal cottage garden needing less maintenance yet bursting with colour every year, also a large lawn area providing ample space for entertaining having hosted many events in marquees over the years.

The garage is a contemporary wood and glass brick structure that compliments the historical aesthetic of the house providing secure parking for three vehicles plus two additional stores, a gardeners WC as well as a further store for a sit on mower and garden tools.





FEATURES

- Restored Grade II Tudor Manor House
- Blend of Original Features and Architectural Contemporary Design
- Structural Oak Beams
- Oak & Stone Windows
- Three-Storey Glass Roof Space
- Stunning Fireplaces
- Dining Hall, Lounge & Smallbone Breakfast Kitchen
- Four Bedrooms & Three Bathrooms
- Stunning Gardens & Large Gated Driveway
- Detached triple garage with stores, gardener's WC and external store.
- Detached Flexible Office Space with Lake

SIZE: Total: 3,075.9 sq ft (285.8 m²)

TENURE: Freehold

COUNCIL: Stratford-Upon-Avon (Tax Band H)

SERVICES: Mains electric, water and drainage via sewage treatment tank.

BROADBAND: On-site EE/BT mast provides 5G and 900 Mbps

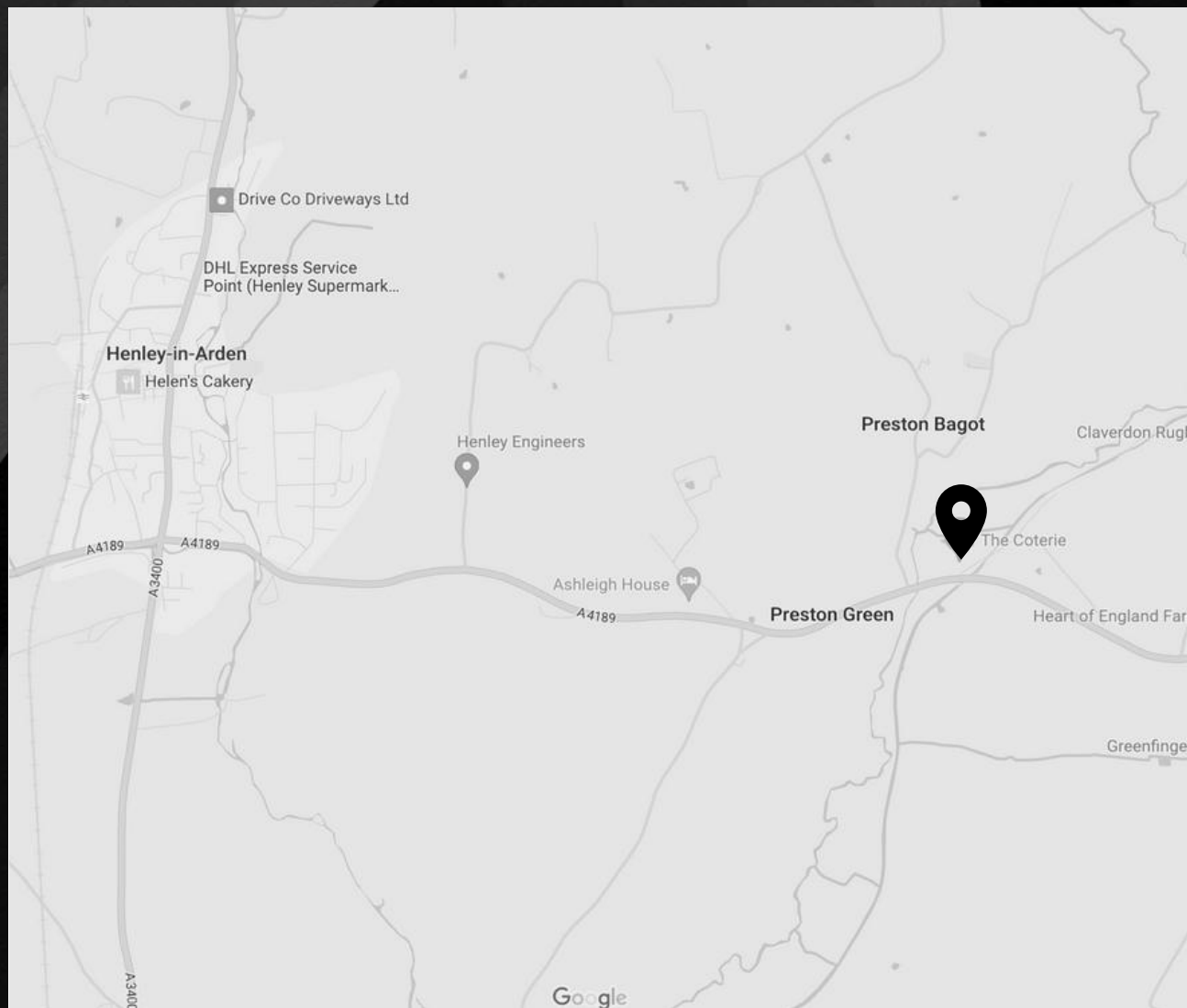
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

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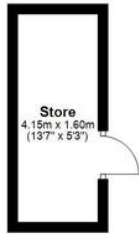
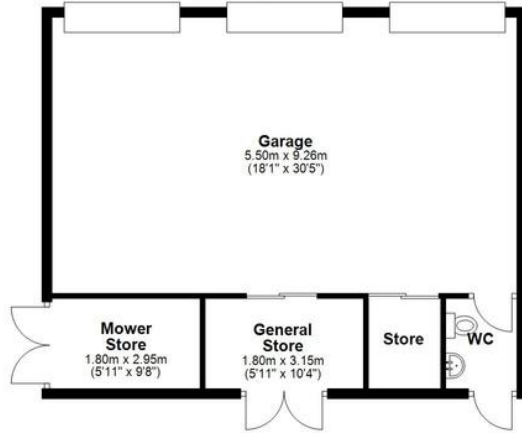


LOCATION

Nestled in the peaceful Preston Bagot countryside, The Manor House provides a serene and picturesque setting. Conveniently located near Henley-in-Arden, it is enveloped by lush greenery, offering a tranquil escape. Henley-in-Arden is just 5 minutes from Junction 16 of the M40 and 10 minutes from Junction 4 of the M42.

3 Bay Garage, Stores & W.C.

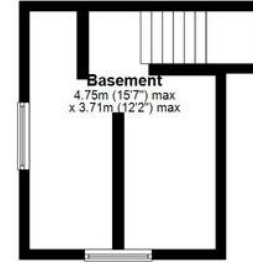
Main area: approx. 0.2 sq. metres (0.9 sq. feet)
Plus garage and stores approx. 65.6 sq. metres (706.6 sq. feet)



Garage and Stores located across the courtyard

Basement

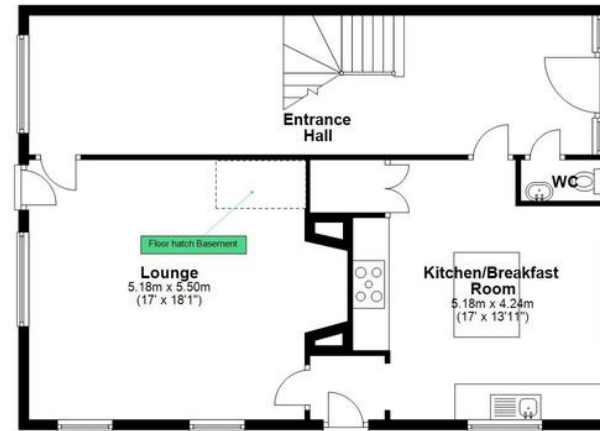
Approx. 0.0 sq. metres (0.0 sq. feet)



Basement
4.75m (15'7") max
x 3.71m (12'2") max

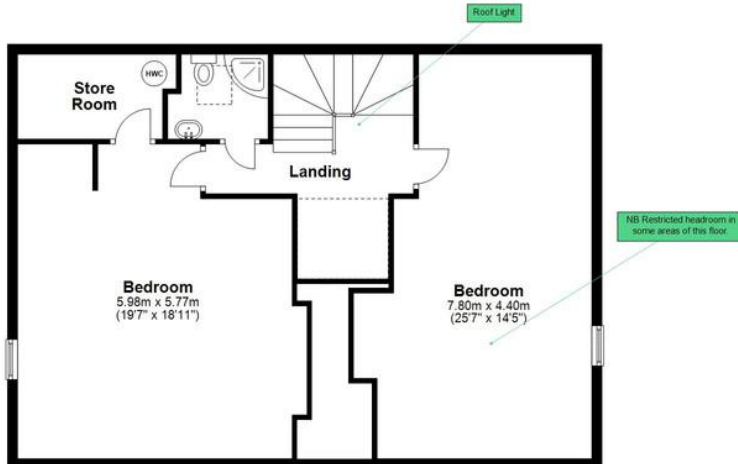
Ground Floor

Approx. 91.0 sq. metres (979.4 sq. feet)



Second Floor

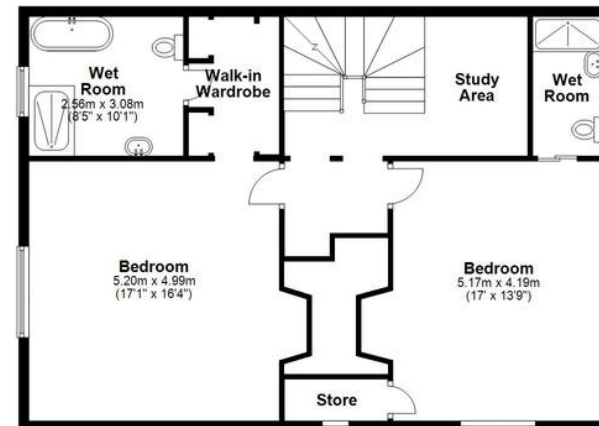
Approx. 93.3 sq. metres (1004.2 sq. feet)



NB Restricted headroom in some areas of this floor

First Floor

Approx. 92.3 sq. metres (993.4 sq. feet)



Main area: Approx. 285.8 sq. metres (3075.9 sq. feet)

Plus garage and stores, approx. 65.6 sq. metres (706.6 sq. feet)

The Coterie

(Definition: A collection of people sharing a common interest or purpose)

The Coterie

The Coterie is a unique and versatile property located in the scenic Preston Bagot countryside, a short distance from Henley-in-Arden. The award-winning building, designed by Associated Architects, features landscaping by Landscape Design Associates from Oxfordshire.

It is a unique and versatile property situated a short distance from Henley in Arden just off the A4189 Warwick Road and easily located by its own highways road sign and independent postcode.

Designed by Associated Architects, this 6,500 sq ft office space offers a truly inspiring working environment with an adjacent 1,000 sq ft storage facility. With its picturesque lake and potential for various uses, The Coterie is ideal for a company head office, a spa or retreat, a restaurant or wedding venue or even residential development (STP).

This is a unique opportunity to acquire a contemporary, award winning, carbon neutral building alongside The Manor House, an important and remarkable piece of Warwickshire history.

This property presents a unique opportunity to acquire a piece of quintessential English history alongside a contemporary, award-winning, carbon-neutral building with endless further potential to showcase your business in this affluent part of Warwickshire, with easy access to the motorway network.





The expansive glazed frontage opens into the main reception with its blue, feature truncated cone housing a discrete meeting room. The space has been thoughtfully designed with a natural limestone floor individually cut to radiate from the central tree in the circular carpark. A log burner provides some winter cosiness to this lofty area with its unusual roof detail and the angled bulkheads that cleverly house the lighting, ventilation and air conditioning. The power runs beneath the stainless steel floor detail maintaining a clean and uncluttered area.



Outside, the landscaping crafted by LDA (Landscape Design Associates), showcases tree species used in furniture production and relating to the present owners commercial interior business. The magnificent lake is a key feature of this property and gives the office a feeling of serenity throughout the seasons. Every aspect can be enjoyed not only through the buildings full height windows, but also from the expanse of solid oak decking which leads round the back of the lake on a winding circular walk.





Inside, every part of the office enjoys either a view of the lake or out to the gravelled walled courtyard.

The bright and airy open plan spaces are designed to inspire productivity and collaborative working while glass partitioned offices provide segregation for meeting and managerial use. A dedicated Comms room houses data and technology and a central core area provides kitchen, dining, toilet and shower facilities for staff.

It would be difficult to find a more impressive and stimulating environment in which to grow a business, where all around wildlife is abundant and some days one is even privileged enough to see both kingfishers and otters on the lake.





The dovecote adjoining the main building not only houses the resident doves but also the incoming power supply to the building and all the air conditioning plant.

The Coterie boasts state of the art technology with an on site EE/BT mast providing constant 5G and 900 Mbps broadband service ensuring you stay connected both in the office and at the house.

Additionally a 1,000 sq ft brick built store provides further storage and the circular resin bound gravel carpark is large enough to turn an articulated lorry and also provides up to 30 car parking spaces.



FEATURES

- Purpose Built Architecturally Designed Contemporary Office Space
- 6,400 sq ft (595 m²) Versatile Space
- Set in Three Acres with Lake
- Potential Head Office, Spa, Restaurant, Retreat, Residential Re-Development (STP)
- High Specification
- Landscaping
- Parking for 30 Cars
- 1000 sq ft Storage Building
- Short Distance to Henley in Arden
- Close to Motorway Network

SIZE: Total: 6,400 sq ft (595 m²)

TENURE: Freehold

COUNCIL: Stratford-Upon-Avon

BUSINESS RATES: £70,250

VAT: VAT is not applicable here

SERVICES: Mains electric, water and drainage via sewage treatment tank.

LEGAL COSTS: Each party to pay their own legal costs incurred in any transaction.

BROADBAND: On-site EE/BT mast provides 5G and 900 Mbps

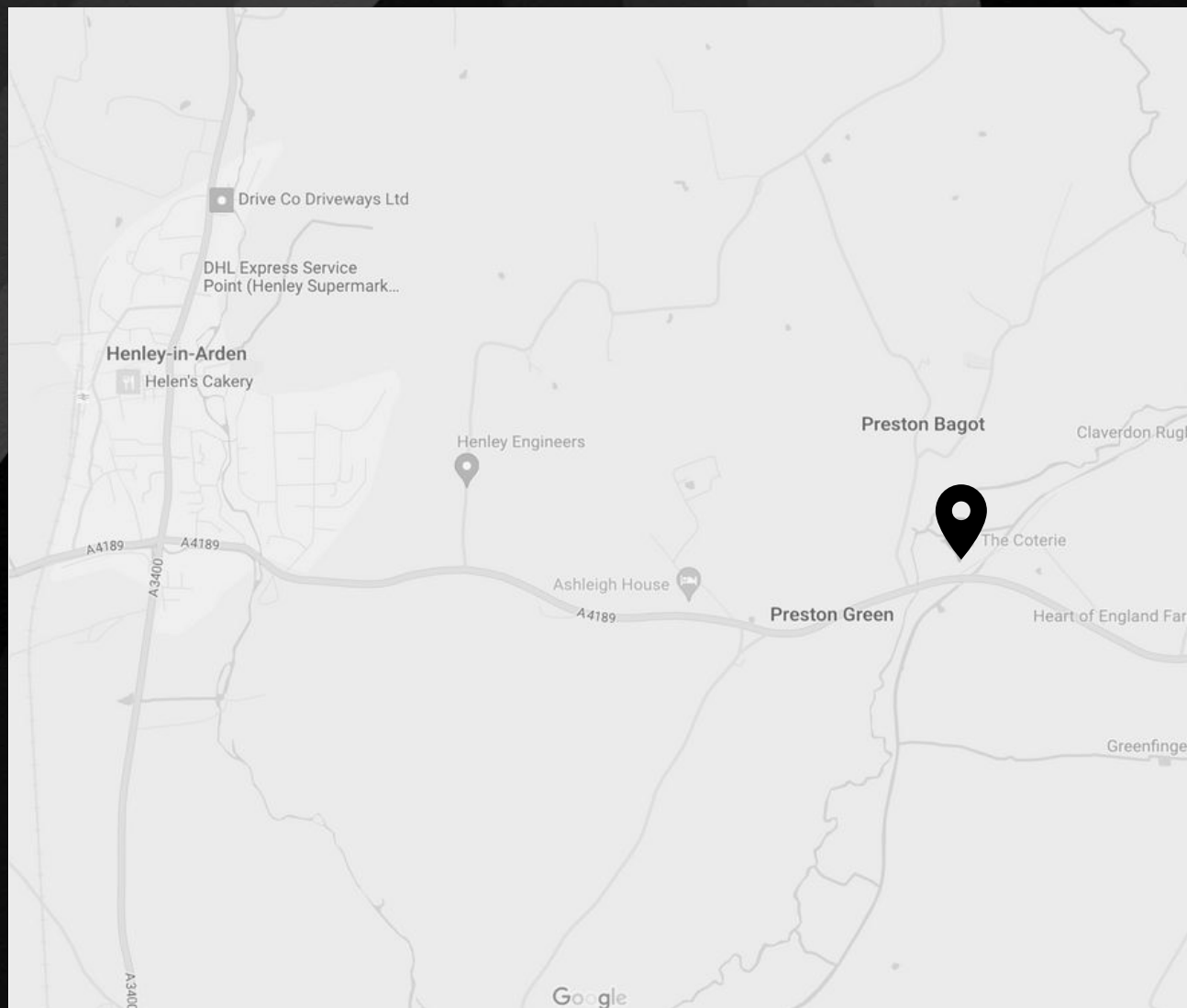
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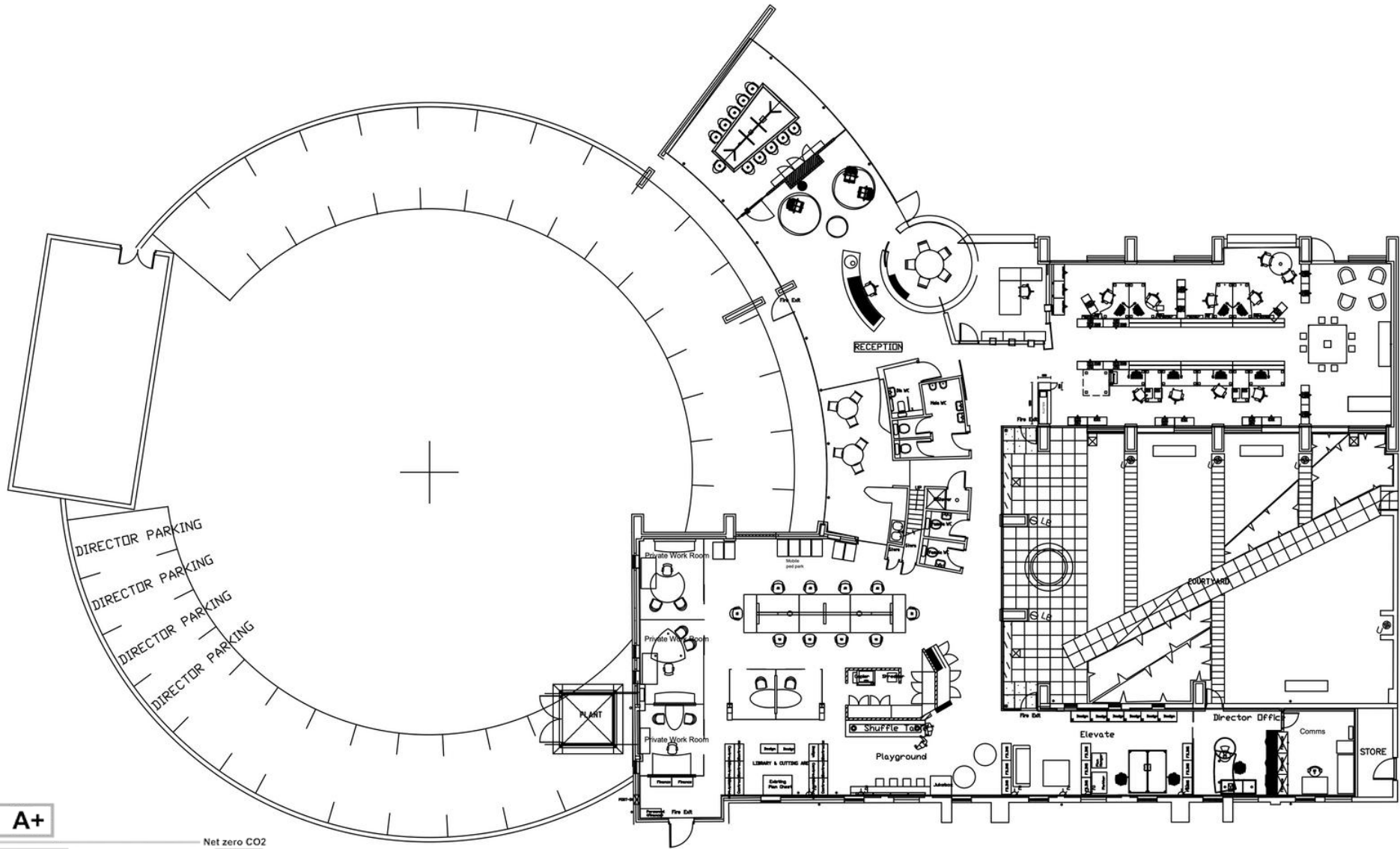
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LOCATION

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Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2
22 A

The Coterie 595m2 / 6400ft2

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