



Peter Clarke

Ington Grange, Ington Lane, Snitterfield, Stratford-upon-Avon, Warwickshire, CV37 0QF

**Ingon Grange, Snitterfield CV37 0QF**

Approximate Gross Internal Area

Main House Ground Floor = 265.43 sq m / 2857 sq ft

Main House First Floor = 187.83 sq m / 2022 sq ft

Main House Second Floor = 109.95 sq m / 1184 sq ft

Main House Total = 563.21 sq m / 6063 sq ft

Cottage Ground Floor = 68.58 sq m / 738 sq ft

Cottage First Floor = 80.33 sq m / 865 sq ft

Cottage Total = 148.91 sq m / 1603 sq ft

Barn Ground Floor = 132.43 sq m / 1425 sq ft

Barn First Floor = 76.74 sq m / 826 sq ft

Barn Total = 209.17 sq m / 2251 sq ft

Total Area = 921.29 sq m / 9917 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Outstanding detached country house
- Six bedrooms, five bathrooms
- Five reception rooms, family kitchen with Aga
- Attached two bedroom cottage
- Double carport/garage, extensive parking
- Superb established landscaped gardens and grounds extending to 3.34 acres. Gardener included
- To let on an unfurnished/part furnished basis
- Sorry no smokers, pets considered
- AVAILABLE IMMEDIATELY



£6,950 PCM

An outstanding detached modern country house to let, fully managed and unfurnished/part furnished. The main house extends to a G.I.A. of over 6,000 sq.ft. and the adjoining and inter-connecting cottage, over 1,600 sq.ft. Set in established gardens and grounds of 3.34 acres. A substantial, quality residence well located and enjoying a superb setting.

**MAIN HOUSE:**  
ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

FAMILY ROOM

DRAWING ROOM

DINING ROOM

STUDY

GARDEN ROOM

UTILITY ROOM AND BOOT ROOM

FIRST FLOOR LANDING

MAIN BEDROOM WITH EN SUITE BATHROOM

TWO FURTHER BEDROOMS WITH EN SUITE  
SHOWER ROOM

BEDROOM

BATHROOM

SECOND FLOOR LANDING

TWO BEDROOMS

BATHROOM

**ADJOINING COTTAGE:**  
HALL

SHOWER ROOM

KITCHEN/SITTING/DINING ROOM

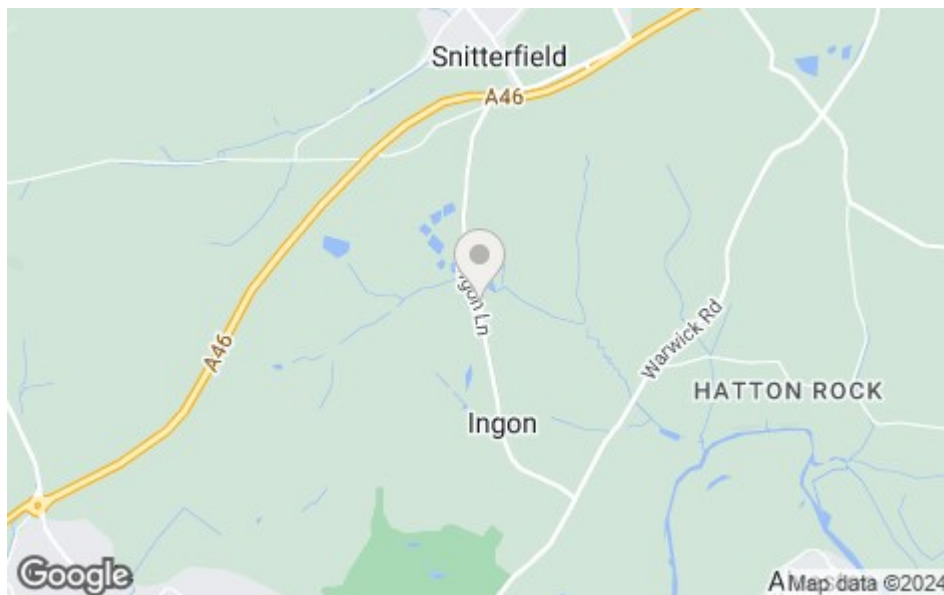
MAIN BEDROOM WITH EN SUITE SHOWER  
ROOM

BEDROOM

BATHROOM







## **OUTSIDE**

The property enjoys superb established, thoughtfully planted, gardens and grounds extending to just under 3.5 acres, enclosed by established boundaries, fencing and ha-ha wall. Superb views, privacy and entertaining space.

## **WORKSHOP AND BARN**

RETAINED FOR THE OWNER/GARDENER.

## **DOUBLE CARPORT/GARAGE**

Open fronted garaging and storage. Plenty of further parking.

## **TENNIS COURT**

Excluded from use.

## **GENERAL INFORMATION**

**SERVICES:** We have been advised by the landlord that mains electricity and water are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG gas. Private drainage system.

**RIGHTS OF WAY:** The property is let subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band H.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** House - E, Annexe D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the letting agent.





# Peter Clarke



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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