

THE PROPERTY



TO LET UNFURNISHED

PART OF A GRADE II LISTED COUNTRY
HOUSE, A CHARACTER MEWS STYLE
THREE STOREY PROPERTY

RENT: £1375.00 pcm
DEPOSIT: £1586.53
HOLDING DEPOSIT: £317.30
NO TENANT APPLICATION FEES

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Ensuite Shower Room
- Attic Room
- Rear Garden & Parkland Grounds
- EPC Band E

AVON DASSETT
£1375 pcm

16 AVON CARROW
AVON DASSETT
WARWICKSHIRE
CV47 2AR

1.5 miles from Fenny Compton
8 miles from Southam
6 miles from Banbury

PART OF A GRADE II LISTED COUNTRY
HOUSE, A CHARACTER MEWS STYLE
THREE STOREY PROPERTY

Viewing strictly by appointment

Tel: 01926 640 498
lettings@colebrookseccombes.co.uk

Avon Dasset is a principally residential South Warwickshire village situated between Banbury and Warwick and Leamington Spa, close to the borders of Oxfordshire. There are Church of England and Roman Catholic churches. The village has good access to junctions 11 and 12 of the M40 motorway and is adjacent to the village of Farnborough and the National Trust owned Farnborough Hall. There are primary schools in Fenny Compton and Kineton, and a secondary school in Kineton together with the boys and girls Grammar Schools in Stratford-upon-Avon.

16 Avon Carrow forms one of the mews style properties to the rear of the main house. Understood to have formerly been one of the coach houses, the property enjoys high ceilings, stone mullion windows and attractive Hornton stone fireplace with solid fuel stove.

GROUND FLOOR

Entrance Hall tiled floor, boot storage, staircase to first floor. **Living Room** double aspect to front and rear, under stairs cupboard, wood floor, Horton stone fireplace with solid fuel stove. **Rear Lobby** with glazed door to rear garden and tiled floor. **Kitchen** window to front, tiled worktop to two walls with separate worktop to third wall, ceramic drainer & sink, built-in drawers and cupboards under, integrated double electric oven with electric induction hob over, extractor hood, space and plumbing for washing machine and dishwasher, space for fridge freezer and tiled floor.

FIRST FLOOR

Landing built-in boiler cupboard and under stairs airing cupboard with hot water cylinder. **Bedroom One** outlook to rear and wardrobes. **Ensuite Shower Room** enclosed shower cubicle with glazed door, close coupled WC, wall mounted wash hand basin with vanity unit over, extractor fan, tiled floor and towel radiator. **Bedroom Two** outlook to front. **Bathroom** window to front, P-shaped panel bath with shower over, close coupled WC wash hand basin set to a vanity unit with storage cupboards, tiled walls, towel radiator and tiled floor.

SECOND FLOOR

Landing cupboard housing cold water tank. **Attic Room/study** with Velux windows and storage cupboard.

OUTSIDE

Enclosed rear garden with garden shed. Approximately 5 acres of parklands grounds and lawns, parking, **Single Garage** tennis court, woodland.

GENERAL INFORMATION

Directions

CV47 2AR

The turning into Avon Carrow can be found in the centre of the village next to the Roman Catholic Church.

What3Words

W3W///sleepless.haven.fees

Services

Mains drainage, electricity and water are connected to the property. Central heating is via gas fired boiler. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Good: 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council.

Listed in Band D

Energy Performance Certificate

Current: 44 Potential: 62 Band: E

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1375 per calendar month, exclusive of council tax, telephone, electricity, water and drainage, etc.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to, are given as a guide only and are not precise.

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