



Luscombe Maye

Since 1873

# The Manor House, The Square, Ugborough

£1,100,000

5 3 3



Upon entering the grand home, you are greeted by an entrance porch and spacious hallway with parquet flooring and stairs to the first floor. To the left is a generous reception room with dual aspect windows with shutters, log burner and views over the rear garden. The dining room is a lovely space, perfect for entertainment with doors to the front garden. A curving hallway leads to the cosy snug benefiting from doors to the front aspect, character features and a log burner. To the rear of the ground floor is the breathtaking kitchen/dining room, an opulent room that enjoys a modern feel including a generous kitchen with island, large dining area with a skylight, access to the rear garden and with stone flooring throughout. This beautiful space is the heart of the home, ideal for a family who enjoy indoor/outdoor living. There is also a downstairs cloakroom, utility room and side access.

The first floor is spacious with five double bedrooms, with the principle bedroom boasting character with an abundance of built in wardrobes, large ensuite/Jack-and-Jill bathroom and views over The Square. The four further bedrooms are all of generous proportions, some include built in storage, another with ensuite shower room and there is a further bathroom and WC.

The Manor House sits on a large plot, a unique feature within the heart of Ugborough. To the front is walled-front garden that borders a level lawn with a range of mature trees and shrubs.

To the rear is a peaceful, private walled garden spread across two level tiers including a large terrace that enjoys an abundance of sunlight and an extensive level lawn surrounded by raised troughs and mature trees and shrubs. This magical space has a range of archways, levels and substantial outbuildings, including a workshop, two-storey barn, wood stores and double garage, all with potential for a number of other uses, subject to planning. To the side of the property is a private parking area providing access to the garage.

Council Tax: Band G. Tenure: Freehold.

Electric: mains. Water: mains. Heating: gas central heating.  
Sewerage: mains. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>



The Manor House, Ugborough, PL21 0NT

Approximate Gross Internal Floor Area = 278.9 sq m / 3002 sq ft  
 Outbuilding Area = 159.2 sq m / 1714 sq ft  
 Total Area = 438.1 sq m / 4716 sq ft



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

- Grade II Listed character property
- Flexible family home
- Sought-after village location
- Nearby amenities and countryside walks
- Views over The Square
- Private enclosed garden
- Spacious accommodation
- Private parking including garage
- Easy access to the A38
- Outbuildings with potential



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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