

# Alexander Bond & Company

Estate Agents | Property Management



Astonbury Manor, Aston, SG2 7EH

Offers In Excess Of £490,000





# Astonbury Manor

Aston, SG2 7EH

- Top Floor Penthouse Apartment
- Stunning Views
- Ensuites to Both Bedrooms
- Set in 17 Acres of Grounds
- Double Garage and Ample Parking
- Historical Jacobean Manor Conversion
- Lots of Characterful Features
- Impressive Vaulted Ceiling
- Kitchen With Appliances
- Chain Free

A truly stunning top floor two double bedroom penthouse apartment situated in this most impressive Jacobean manor house that has far reaching views across wonderful grounds, lake and open countryside.

This fabulous apartment is approached from a impressive staircase that has its very own landing area. On entering the apartment you feel that you have been transported back in time with many original features and a magnificent living/dining room with an arched and vaulted ceiling giving a giving a superb feeling of space, there are also large triple aspect windows having views over the grounds and countryside. The master bedroom is huge with a raised platform at the far end for a double bed, there a an impressive original red brick fireplace and exposed timbers, range of fitted wardrobes along one wall. Off the bedroom there is an ensuite bathroom. The second bedroom also has a raised platform for a double bed, splendid views and a brand new ensuite shower room.

The kitchen has been recently updated is well equipped with a an excellent range of fitted wall and base units and integrated appliances.

INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE.



#### ENTRANCE HALL

Access via front door, range of fitted wardrobes with hanging rails and shelves, built in airing cupboard housing lagged hot water tank, large built in storage cupboard, radiator with cover.

#### UTILITY ROOM

5'9" x 5'9" (1.75m x 1.75m)  
Fitted grey granite effect work top surfaces with cupboards and drawers under, fitted wall cupboards, inset sink unit with mixer tap, tiled splash backs, radiator, extractor fan.

#### CLOAKROOM

Fitted low level WC, hand wash basin with mixer tap, tiled floor, extractor fan.

#### KITCHEN

12'8" x 9'4" (3.86m x 2.84m)  
Fitted grey granite effect work top surfaces, inset one and a half bowl sink unit with drainer and mixer tap, waste disposal unit, fitted wall and base units, built in 'Bosch' induction hob with 'Elica' electric oven under, built in microwave, integrated 'Bosch' dishwasher, fitted 'Elica' stainless steel cooker hood, integrated fridge, skirting heater, wine rack, downlighters, inset ceiling spotlights, tiled floor, radiator, leaded light window, sloping ceiling with beams.

#### LOUNGE/ DINING ROOM

27' x 16' (8.23m x 4.88m)  
Leaded light triple aspect windows, high vaulted ceiling, four radiators, uplighters, feature exposed oak beams.

#### BEDROOM ONE

27' x 15'5" (8.23m x 4.70m)  
Range of fitted wardrobes, raised plinth for bed and a fitted headboard, built in bedside radiator with cover, large redbrick fireplace, wall light points, leaded light window. feature exposed oak beams door to:

#### ENSUITE BATHROOM

Fitted bath with mixer tap, shower attachment, shower rail, heated towel rail, low level WC with concealed cistern, fitted cupboards and shelves, hand wash basin with mixer tap and cupboard under, shaver point, large mirror, inset ceiling spot lights, extractor fan.

#### BEDROOM TWO

14'4" x 12' (4.37m x 3.66m)  
Leaded light window, raised plinth for bed, built in double wardrobe, radiator, feature exposed oak beams.



#### **ENSUITE SHOWER ROOM**

Fitted shower enclosure with 'Aqualisa' shower, hand wash basin with mixer tap and drawers under, low level WC with concealed cistern, fully tiled walls, heated towel rail, tiled floor, extractor fan, inset shelves, mirror with sensor light, shaver point.

#### **GROUNDS**

Astonbury manor house is a wonderful Jacobean country house recorded in the Domesday Book and steeped in history, it is approached by a private tree lined driveway that is around a third of a mile long. The grounds are set on approximately of 17 Acres of parkland, garden, a lake and many established deciduous trees. Residents can enjoy countryside walks, the tranquil and beautiful grounds and the facility of a tennis court.

#### **GENERAL INFORMATION**

Lease: 999 Years from 2005

Ground Rent: £50.00 per annum

Service Charge: Approx. £7500.00 per annum (This includes heating, water and building insurance)

List of what is included in the service charge.

- General building maintenance and repairs - internal / external
- Gutter clearance - manor house and garage block
- Gas Boiler servicing and repairs
- Gas heating fees to all apartments
- Fire alarm / emergency lighting
- Fire extinguishers installed / regular checks
- Weekly cleaning of communal areas
- Carpet steam cleaning stairs and communal floors, annually or as required.
- Window cleaning - external
- Electricity fees - common areas
- Electrical EICR Certificates
- Buildings insurance
- Liability Insurance
- Fire risk assessment
- Grounds maintenance (gardeners, tree hedges And ponds, 8 acres)
- Maintenance/Repair of driveways, as needed
- Ponds management, as necessary
- Tennis court maintenance - unlimited use for residents and their guests
- Water rates - supply and waste fees
- Septic tank maintenance

## **Directions**

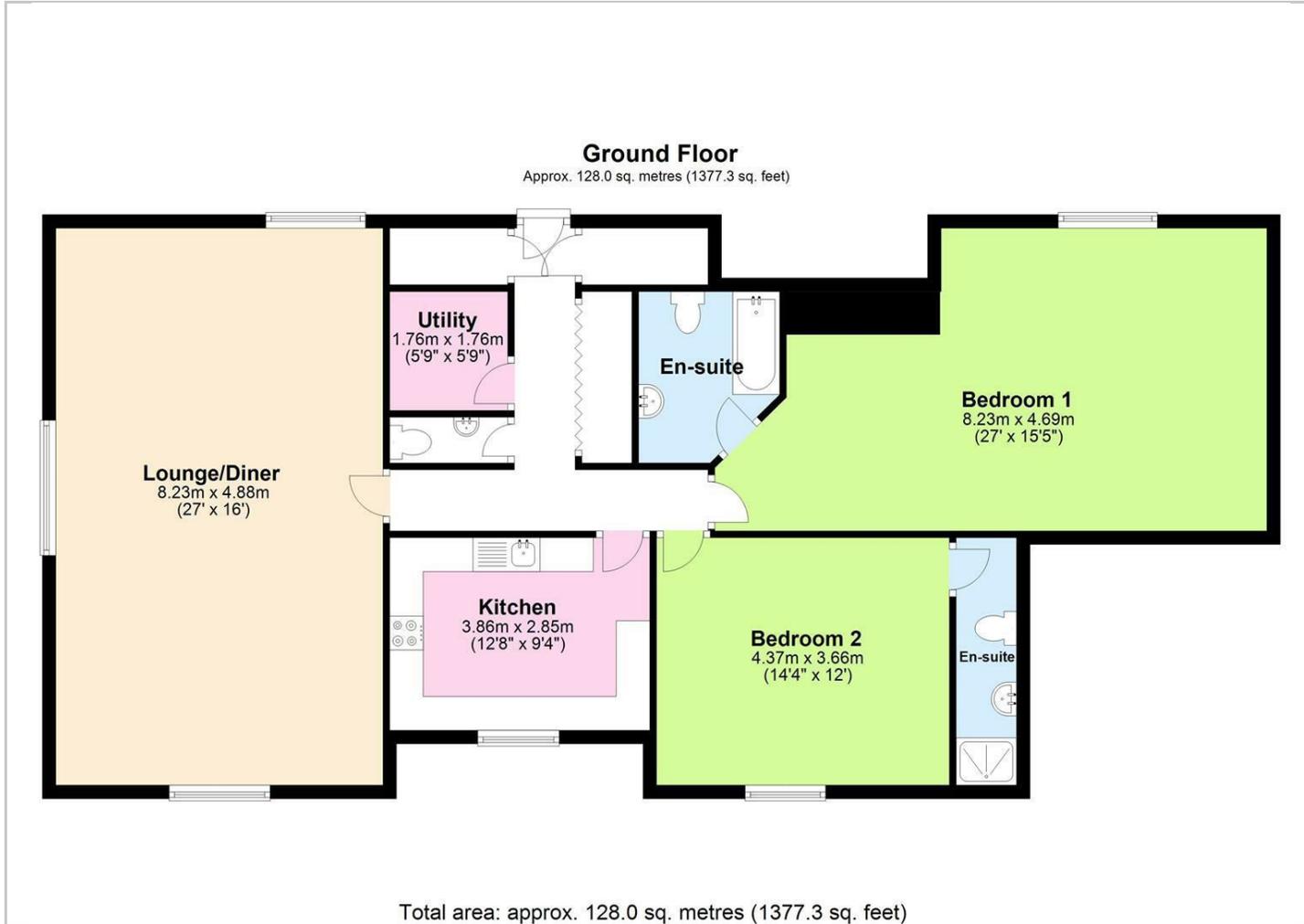
Astonbury Manor is a distinguished Jacobean manor house located in Aston. Originally constructed in the mid-17th century, the manor has been thoughtfully converted into luxury apartments, blending historical charm with modern living. Set amidst 17 acres of picturesque grounds, the property offers residents and visitors expansive views of the surrounding countryside.



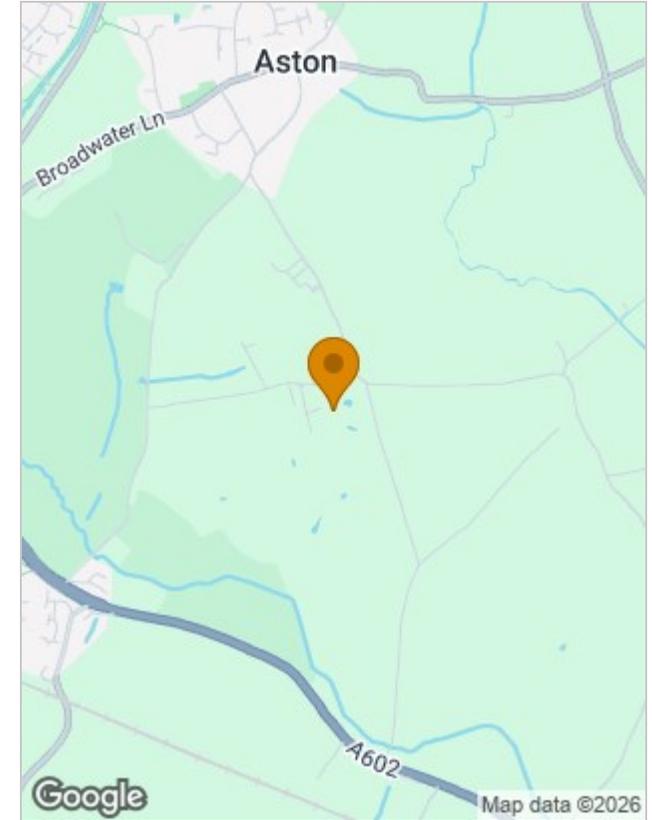
View from master bedroom



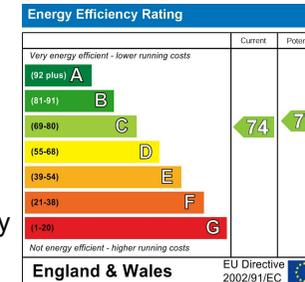
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.