

Bowback Manor
Honington
South Warwickshire



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A beautifully situated home with 3-bedroomed cottage and outbuildings, set in 5 acres of gardens and grounds, with far-reaching southerly views

Bowback Manor comprises a comfortable main house, spacious 3- bedroomed cottage and extensive outbuildings, arranged around a courtyard. The house, which will benefit from some updating, is believed to have been built in the sixties and is situated in a secluded location on the edge of the village of Honington. The principal accommodation in the house comprises a large porch, entrance hall, 3 reception rooms and a kitchen/ dining room. There is a rear hall with utility room and wine store. Stairs rise to a landing, off which is the principal bedroom with en-suite bathroom and dressing room (this could become a 4th bedroom). The are 2 further bedrooms and a family bathroom. Across the courtyard is the spacious, self-contained 3-bedroomed cottage. This is attached to the outbuildings which comprise a store, pool room and triple garage. Behind the buildings is the covered swimming pool.

Bowback Manor stands in just over 5 acres of gardens and grounds which includes a mainly lawned garden. There is also an extensive former kitchen garden with raised beds, fruits trees, green houses and a garden shed. There is a second area of orchard adjacent to the lawn. Attached to the cottage and forming part of the courtyard is a triple garage, 2 stores and a swimming pool changing room with access to the covered pool which is behind the outbuildings. To the side of the garden is an area of paddock which extends to about 3.5 acres, and includes an attractive mature copse.

3186 - 6943sq ft (296-645sq m) | Freehold
3 reception rooms | Kitchen/breakfast room
3 bedrooms and 2 bathrooms | 3 bedroom cottage
Triple garage, outbuildings and swimming pool
Garden and paddock
In all about 5.25 acres

Guide price £1,950,000

Location

Bowback Manor is situated in an elevated position on the edge of the South Warwickshire village of Honington with wonderful southerly views. The house lies 1½ miles to the east of Shipston-on-Stour, a town that has a wide variety of traditional shops for everyday needs whilst Stratford-upon-Avon and Banbury have more extensive leisure, shopping and educational facilities. Local schooling is excellent with Shipston School and The Croft Prep school as well as secondary private and state schooling available in and around Banbury and Stratford-upon-Avon.

Communications are good by road and rail with a regular service between Banbury to London Marylebone taking from 55 minutes.

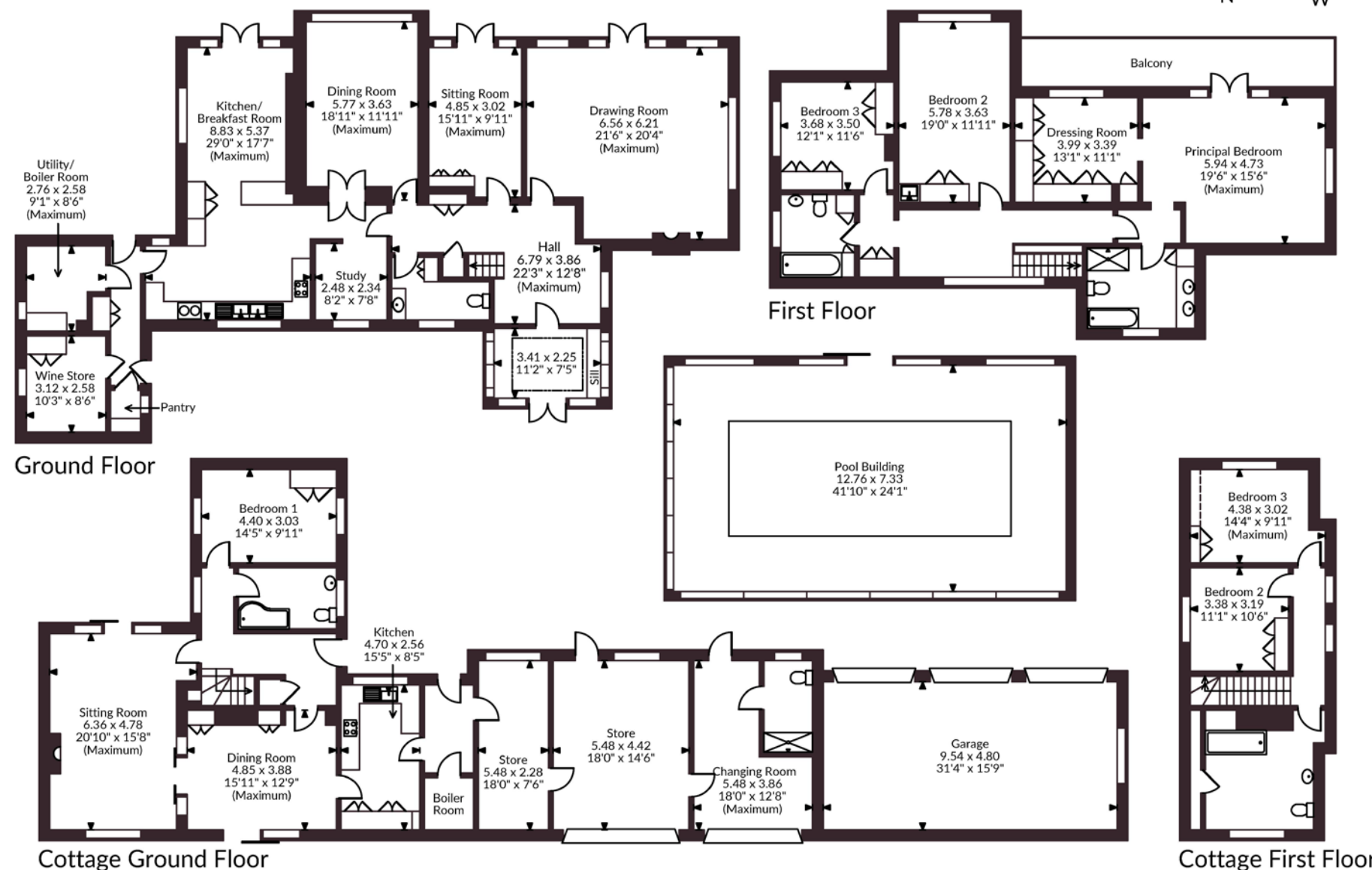
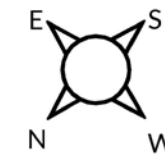
General

Local Authority: Stratford-upon-Avon District Council
Services: Mains electricity, drainage and water. Oil fired central heating.
Council Tax: House Band H; Cottage Band E
EPC: House rating D; Cottage rating E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.
Wayleaves and easements: The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not



Bowback Manor, Honington, Shipston-on-Stour
Main House internal area 3,186 sq ft (296 sq m)
Garage, Stores & Changing Room internal area 990 sq ft (92 sq m)
Pool Building internal area 1,007 sq ft (94 sq m)
Cottage internal area 1,760 sq ft (163 sq m)
Total internal area 6,943 sq ft (645 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Moreton-in-Marsh

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The Cotswolds have long been a byword for serenity and class, and this blend of heritage and vibrant town life is evident in the area between Shipston-on-Stour and Moreton-in-Marsh. These towns are alive with activity, lined with independent shops, cafés and restaurants, set within centuries-old buildings. Moreton-in-Marsh offers a traditional market town feel with a busy high street and strong local identity. That sense of place extends beyond the towns. Honington sits comfortably between them, surrounded by rolling countryside where green hills, riverside walks and open farmland offer space to slow the pace. The wider Warwickshire and Cotswold landscape provides balance to town life, with nearby villages and historic landmarks, including Blenheim Palace, adding depth to the area. Strong schools, good transport links and a wide of amenities complete a setting that combines history,

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