



The Grange, Fenny Compton, Warwickshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

The Grange The Slade Fenny Compton Warwickshire CV47 2YB

An impressive period property that has been recently extended and renovated throughout, carefully blending character features with modern day living set in 2.8 acres.

Banbury train station 9 miles (London Marylebone from 56 mins), Royal Leamington Spa 12 miles, Warwick 14 miles, Stratford-upon-Avon 20.6 miles, Birmingham Airport 30 miles

Entrance hall | Dining hall | Drawing room
Library/study | Kitchen/diner | Games room / second sitting room | WC | Pantry | WC and shower room | Boot room | Utility | Cellar
6 Bedrooms (5 en-suite) | Family bathroom
Garage | Garden of 2.8 acres in total | EPC rating B

The property

The Grange is an expansive and well presented family home which offers flexible living accommodation over two floors. The property has undergone a complete renovation and has been recently extended to provide a family home of over 5,600 sq ft.

Upon entering the property there is a central entrance hall fitted with original Victorian tessera tiles off which, all main reception rooms can be accessed. The light and bright drawing room mirrors the dining hall and boasts high ceilings, character features and sash windows. Off a central library / snug is access to the extended and newly fitted kitchen with sliding doors on to a garden terrace, a walk in pantry and WC. Fitted with a range of solid tulip wood eye and base level units, painted in Farrow and Ball 'Old White 4 and 'Stiffkey blue' the kitchen

is the heart of the home and has a central island with space for a dining and seating area.

At the other end of the house and off the central library is a large games room / second sitting room with a bedroom, walk in wardrobe and en suite shower room above. A utility, WC, cellar and boot room complete the ground floor accommodation.

Stairs rise to large hall off which all five bedrooms and the family bathroom can be accessed. The Principal suite entered down a framed hall way is generous in size, has garden views and provides a walk in wardrobe with a beautifully fitted en suite bathroom. Three of the bedrooms have en suite shower rooms and one benefits from use of the family bathroom. A study/bedroom seven complete the accommodation.

Outside

Situated in the centre of its plot and entered through a five bar gate, The Grange has parking for several vehicles and a single garage. The property is surrounded by its private and lawned garden with mature trees, a lake, vegetable garden and several terraces. The site is 2.8 acres in total.

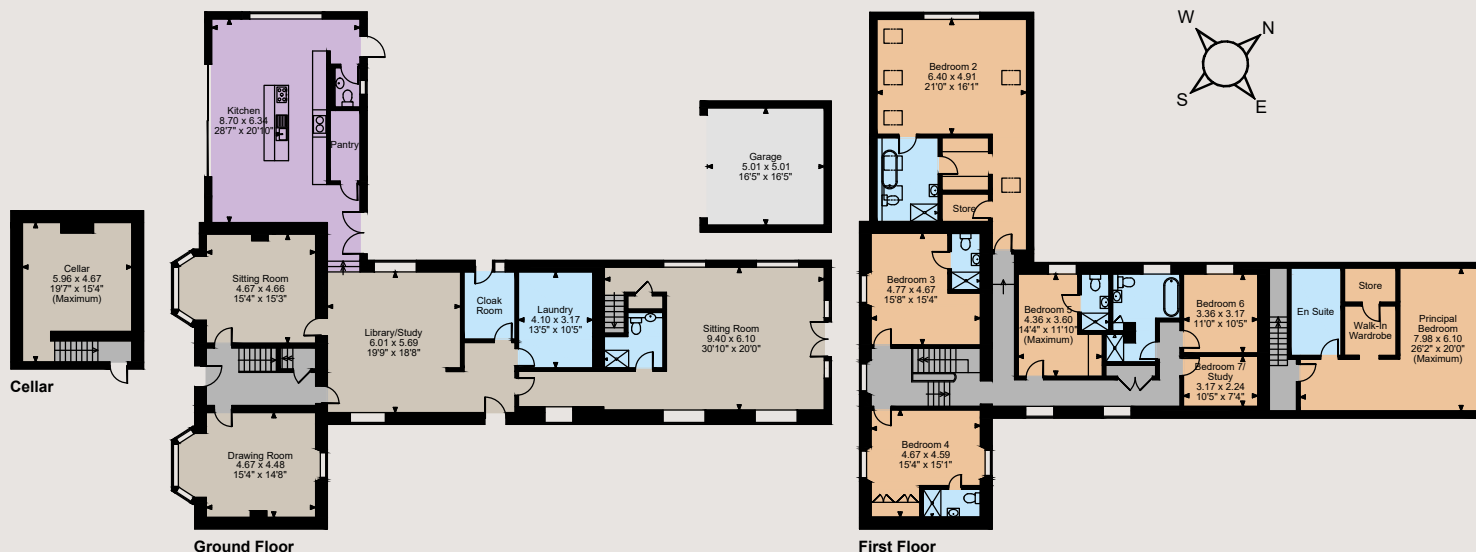
Location

Picturesque Fenny Compton lies to the north of the market town of Banbury at the foot of the Burton Dassett hills. Local amenities include a convenience store, post office and public house, along with a primary school and a health centre. A comprehensive range of facilities can be found in nearby Banbury including the Castle Quay Shopping Centre, twice weekly market and leisure amenities at the Spiceball Park Sports Centre. For commuters, the mainline railway station offers connections to London, Manchester, Birmingham and Oxford and road users are within easy reach of the M40 which provides access to the major road networks. There is good selection of independent schools in the vicinity including Winchester House, Carrdus, St. John's Priory and Bloxham School.





Floorplans
House internal area 5,367 sq ft (499 sq m)
Cellar internal area 295 sq ft (27 sq m)
Total 5,662 sq ft (526 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8566092/SS

Directions

From Banbury head north towards North Bar and take a left at the centre traffic lights (on to the Warwick road) Follow the Warwick road/B4100 out of the town and continue along this road until you see sign posts for Avon Dassett.

Take the righthand turn signed posted Avon Dassett and follow this road (Lower End/Hill view) until you reach the entrance to Fenny Compton. At the entrance there is a village green on the righthand side (The Slade), take this turning and continue along the road until you see The Grange on the righthand side.

General

Local Authority: Stratford Upon Avon

Services: Mains electric and water. Private drainage (biopure drainage tank registered in 2021) air source heat pump.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,750,000

Banbury

Bloxham Mill, Barford Road, Bloxham, OX15 4FF

01295 273592

banbury@struttandparker.com
struttandparker.com

@struttandparker



Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker 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. Strutt & Parker 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. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July/August 2023. Particulars prepared August 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited