



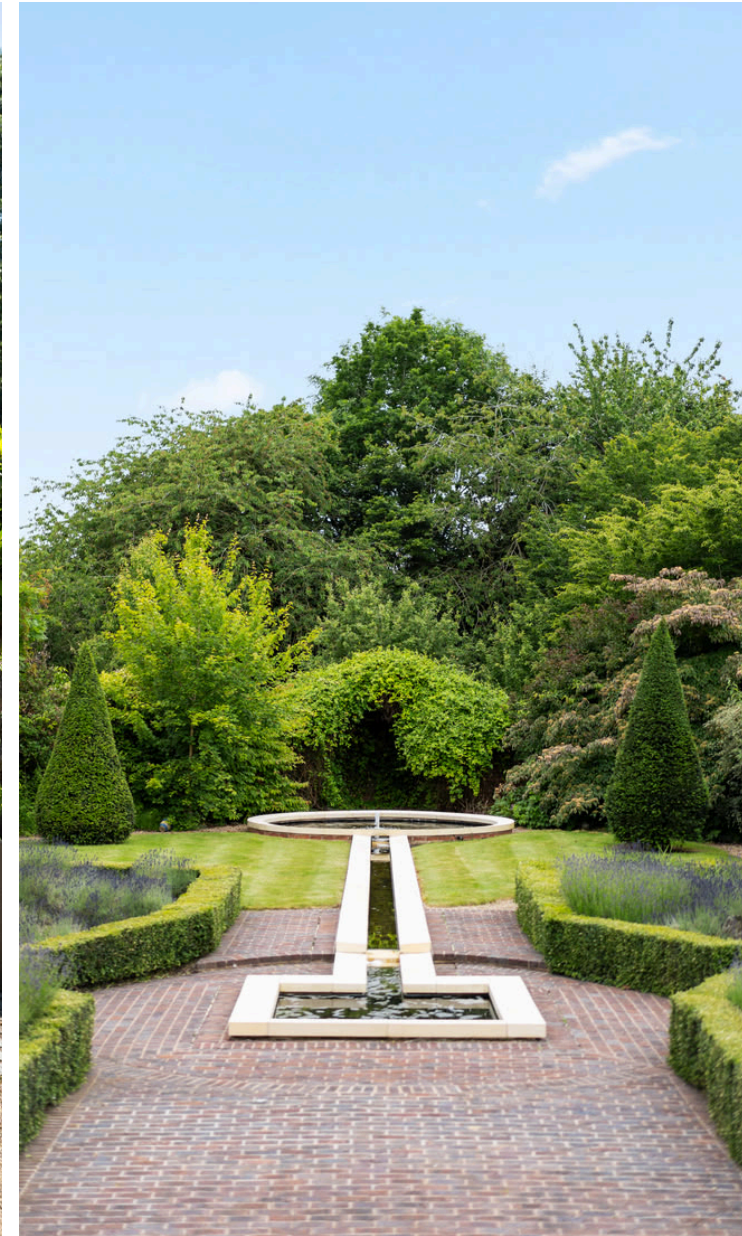
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**THE MANOR HOUSE,
WARWICK ROAD, PRESTON BAGOT
HENLEY-IN-ARDEN, B95 5DZ**

The Manor House, a restored Tudor Grade II listed property, blends historic craftsmanship with contemporary design, offering grand living spaces and beautiful gardens in an idyllic setting. An architect led professional restoration has resulted in the most magnificent family home, offering sumptuous accommodation, including four bedrooms, 3 bathrooms, detached garaging and incredible outdoor space.

THE MANOR HOUSE

Built in 1578, The Manor House in Preston Bagot, Warwickshire, is a beautifully restored Tudor Grade II listed property. Purchased in the late 1990s in a state of disrepair, the house has been meticulously stripped back to its original components and sympathetically reconstructed using traditional materials and craftsmanship. With guidance from Stratford council and the skilled team at D5 Architects, the house now combines historic elements with contemporary design, offering a unique blend of old and new.





The ground floor welcomes you with a grand front entrance opening onto a spacious dining hallway, instantly revealing the central feature of the house, an elegant and contemporary staircase linking each of the three floors in a bespoke, sculptural stainless steel and oak structure, sitting perfectly amidst the rustic beams and reclaimed flagstones. With a view straight through to the ornate rear window this charming space is perfect for entertaining.

A large, bright kitchen, designed by Smallbone is at the front of the house and connects, via a small side entranceway, to the large lounge at the rear. This spacious and heavily beamed room oozes character with a substantial stone fireplace and log burner creating warmth and coziness and adding to the grandeur. In the corner, a cleverly concealed lift up hatch gives access to an original brick vaulted cellar below.







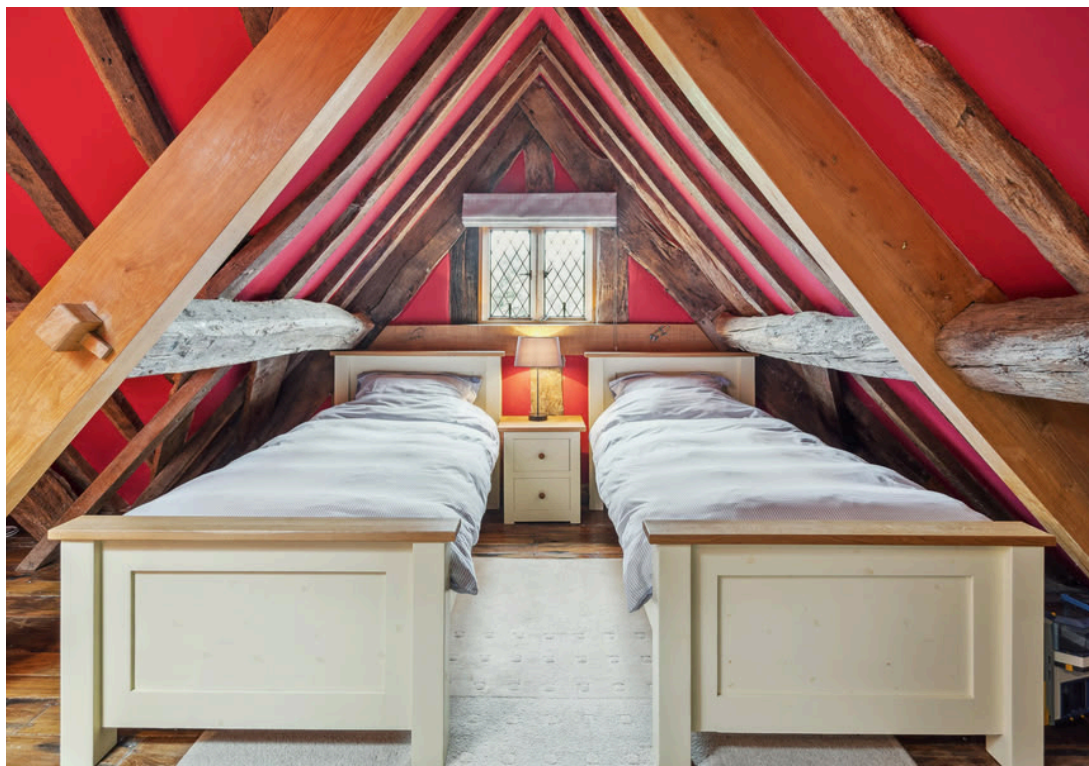
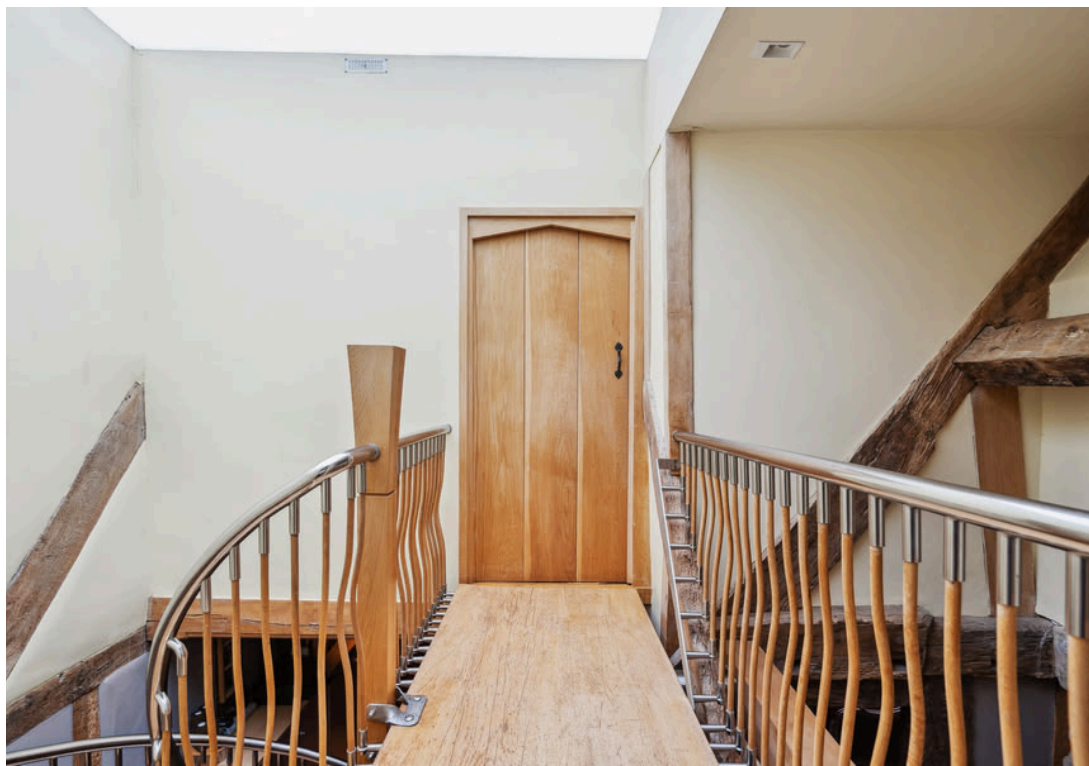


The first floor landing, with its reading nook and '1578' date stone, is light and spacious and also incorporates a home office area. Two impressively sized bedrooms lead off, both with dual aspect windows, solid oak floors, original stone fireplaces and en-suite bathrooms with the principal bedroom also benefitting from a walk through dressing area. At almost 500 sq ft each and a wealth of beams and old panelling, these rooms epitomise the status that this historic house once represented.

The final stair flight to the top floor reveals a huge glass roof light which floods the landing in daylight and illuminates the reading nook below. Either side in the eaves of the house are two further sizeable bedrooms, both openly displaying how the interior structure of this classic Tudor building adds to its historic charm. A shared bathroom with steam shower is conveniently situated between the two bedrooms and a further large cupboard provides ample additional storage space.









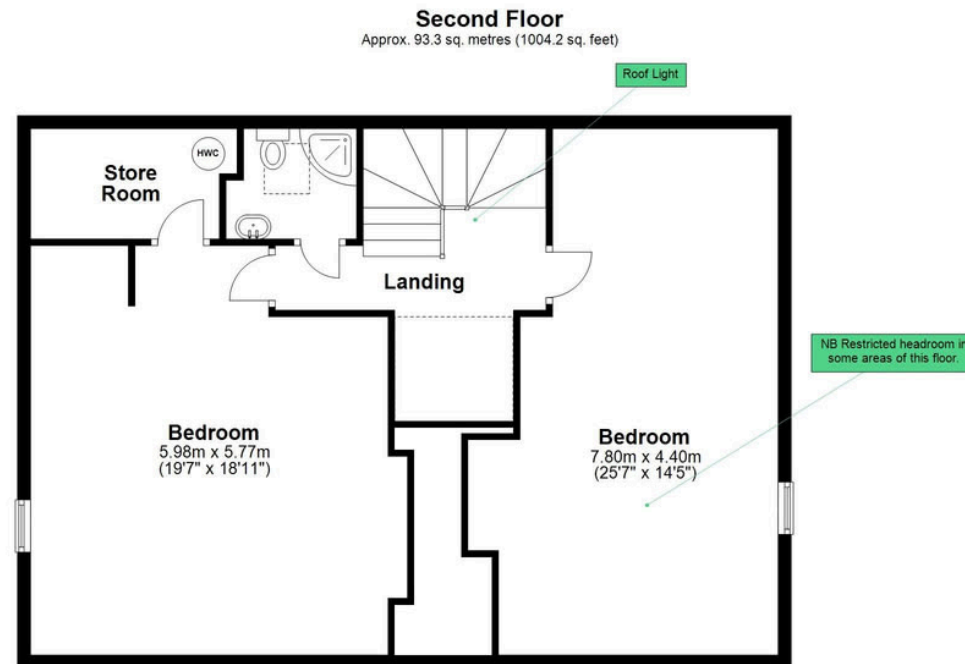
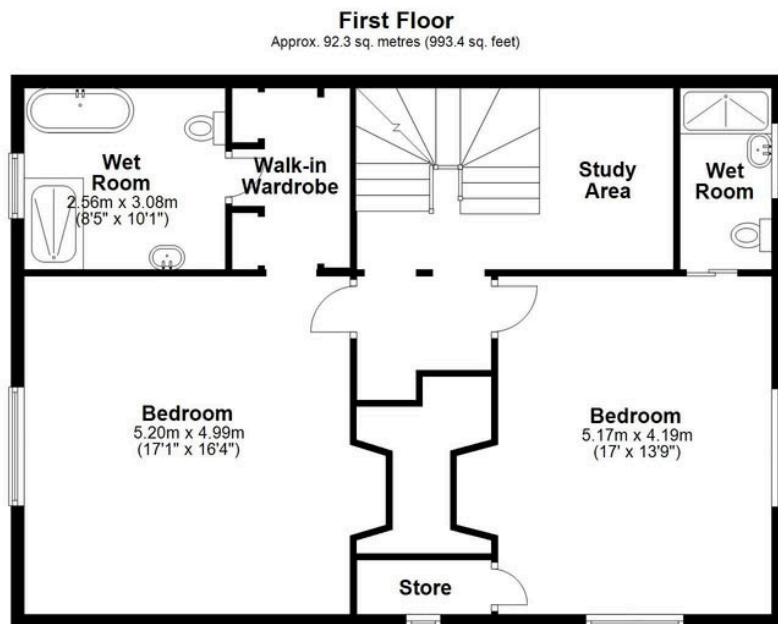
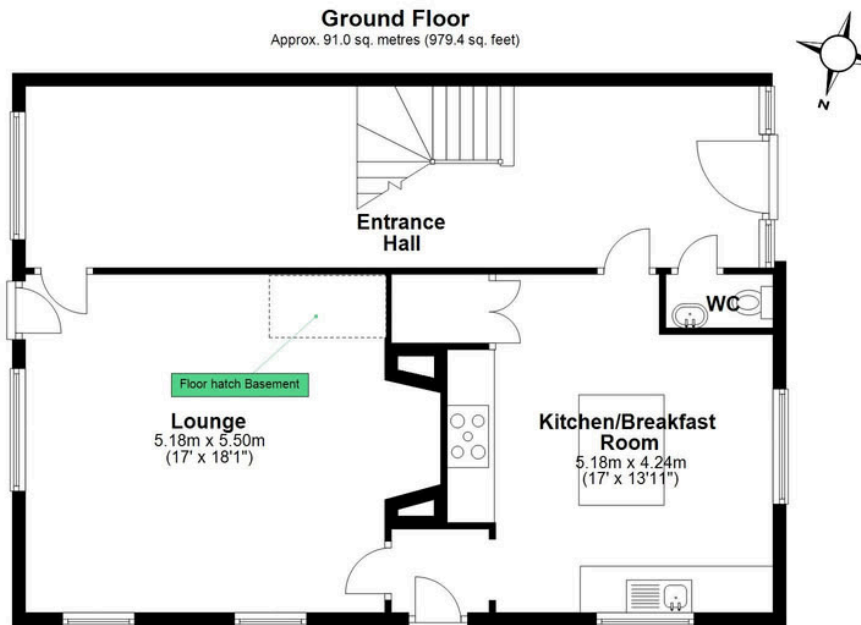
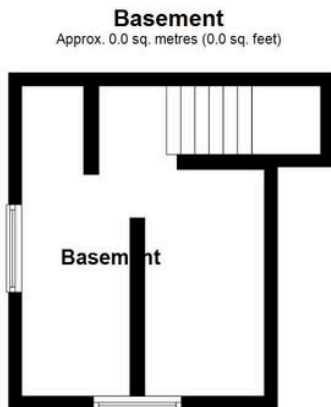


To the front of the Manor House is a formal garden comprising of yew trees, lavender beds and a rill, pond and fountain all contributing to the elegant entrance. To the rear is a less formal cottage garden needing less maintenance yet bursting with colour every year, also a large lawn area providing ample space for entertaining having hosted many events in marquees over the years.

The garage is a contemporary wood and glass brick structure that compliments the historical aesthetic of the house providing secure parking for three vehicles plus two additional stores, a gardeners W.C as well as a further store for a sit on mower and garden tools.







Total area: approx. 276.6 sq. metres (2976.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Restored Grade II Tudor Manor House
- Blend of Original Features & Architectural Contemporary Design
- Structural Oak Beams
- Oak & Stone Windows
- Three-Storey Glass Roof Space
- Stunning Fireplaces
- Dining Hall, Lounge & Smallbone Breakfast Kitchen
- Four Bedrooms & Three Bathrooms
- Stunning Gardens & Large Gated Driveway
- Detached Garaging with Stores, Gardener's W.C & External Store
- No Upward Chain

SIZE Total - 2,976.9 sq. ft

TENURE Freehold

STRATFORD-ON-AVON DISTRICT COUNCIL - H

SERVICES

Mains electric and water are connected, sewerage is via a septic tank. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	11 Mbps	1 Mbps
Superfast	30 Mbps	4 Mbps
Ultrafast	1800 Mbps	220 Mbps

Network in the area: OpenReach

MOBILE

Network in the area: EE - 84%, 3 - 82%, Vodafone - 80%, 02 - 78%.

PARKING

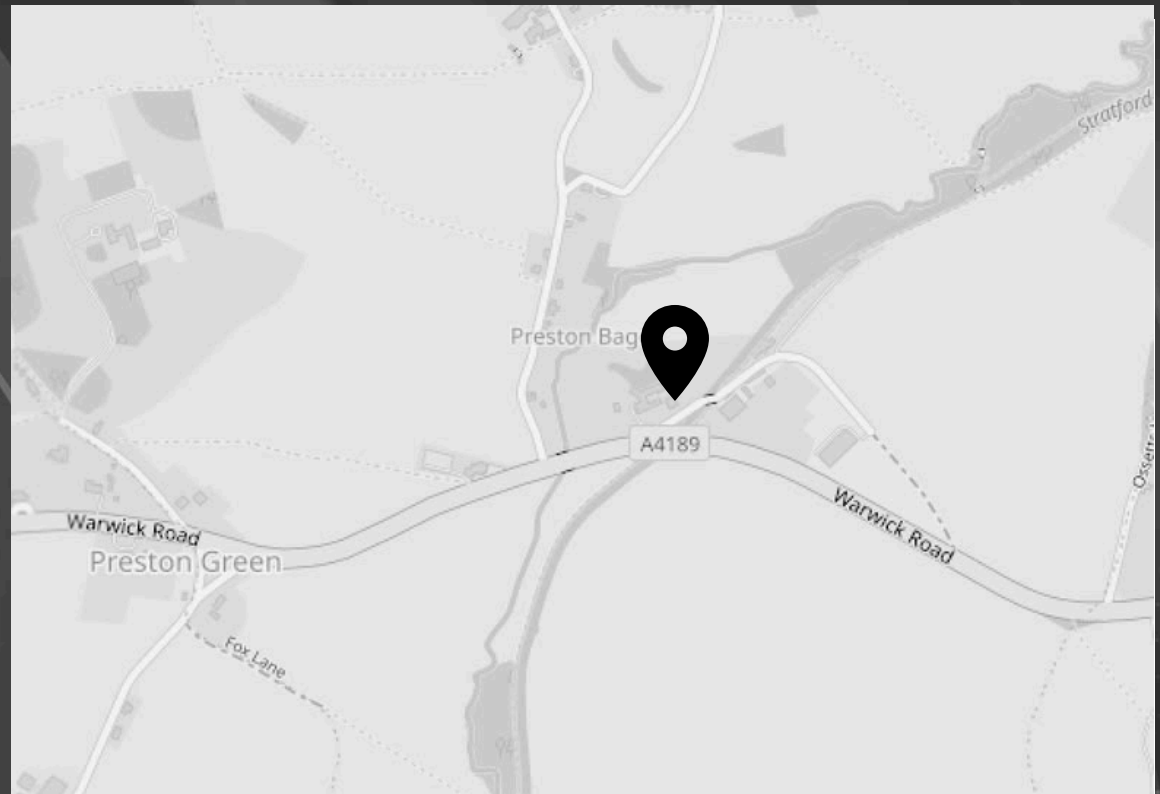
Large Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Nestled in the peaceful Preston Bagot countryside, The Manor House provides a serene and picturesque setting. Conveniently located near Henley-in-Arden, it is enveloped by lush greenery, offering a tranquil escape. Henley-in-Arden is just 5 minutes from Junction 16 of the M40 and 10 minutes from Junction 4 of the M42.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)
@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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