



**Hinton Manor, Hinton Parva,
Wiltshire SN4 0DW**

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A SUBSTANTIAL FURNISHED PERIOD MANOR HOUSE WITH 6 BEDROOMS, 5 BATHROOMS, GARDENS AND TENNIS COURT

Location

Hinton Parva is a small downland hamlet lying at the foot of the Lambourn Downs below The Ridgeway and situated between Bishopstone and Wanborough. The property itself is located at the edge of the village close to the historic St. Swithuns Church which is believed to date back over 800 years. Swindon is approximately 6 miles to the west and the popular market towns of Marlborough and Cirencester are 11 miles and 20 miles away respectively, and of course Cheltenham, Bath, Bristol and Oxford are all within easy reach.

There is a good road network with easy access to the A420 leading to Oxford and the M40 or onto the A419 to the M4 (J15) 5 miles or junction 14 miles 11 miles away. Trains to London Paddington from Swindon Central take approximately 55 minutes.

There are a wide range of schools in the area including Pinewood Preparatory School, Marlborough College, Radley, Cheltenham

Ladies College and St. Margaret's and Mary's Calne.

There are excellent leisure facilities locally including The Ridgeway for walking, Ogbourne St George Golf Club, Wrag Barn and Shrivenham, the racing centre of Lambourn and racecourses at Bath, Newbury and Cheltenham being within easy reach.

Description

Hinton Manor is a charming Grade II Listed Manor House dating from the C17 and altered in mid C19 and in the early C20. The accommodation has been substantially refurbished in the past few years and offers formal panelled Reception Rooms as well as cosy family rooms for modern day to day living. There are many historic features including panelling, large stone fire places, leaded windows stone mullions and shutters. The house benefits from partial under floor heating, log burners, Solar power and rainwater

harvesting making it not only eco friendly but a practical house to run.

Steps, with separate wheelchair access, lead to a terrace and the front door and porch, in turn leading into the panelled **Entrance Hall** off which to one side lie the **Drawing Room** panelled with polished wood flooring, stone fireplace and **Dining Room**. On the other side, is the **Kitchen** Stone flooring, granite work surfaces, a 4 oven electric AGA, with separate electric oven, fridge/freezer and dishwasher and larder. **Breakfast Room** with stone flooring and bay window with window seats overlooking the garden. Large **Sitting Room** with 60 inch TV and log stove. **Utility Room** with second dishwasher, fridge and washing machine. **Cloakroom** with wc and basin. **Cellar**.

Upstairs, there is the **Master Bedroom** Suite including a **Dressing Room** and **ensuite Bathroom**, **Three Double Bedrooms** one with an **ensuite Bathroom** and a **Family Bathroom**

and on the second floor a further **Two Double Bedrooms** with **ensuite Bathrooms**.

Outside

The Property is approached through an archway leading to a courtyard with gravelled parking. There is a separately rented cottage to one side.

The gardens lie to the north of the courtyard and to the south of the house respectively. The private rear south facing garden is laid to lawn with mature and well stocked borders. The garden to the front of the house is lawned with a number of fruit trees including apple, plum, greengage and cherry. There is also a fruit cage. The tennis court can be reached by crossing a small paddock.





Services

Mains Water and Electricity, Oil Central Heating, Septic Tank Drainage

Council tax

Band H 2023/24 - £4,432.58 pa

Local Authority

Swindon Borough Council, Civic Offices, Euclid Street, Swindon, Wiltshire SN1 2JH Tel: 01793 445500, www.swindon.gov.uk

Terms:

Rent: £6250 pcm

Gardener 1 visit per month included(mowing excluded)

Availability: End January 2024

Furnished/Part Furnished

Pets: by negotiation

Term: 24 months, with 12 month break clause.

Deposit: a sum equating to 6 weeks' rent

Rent: payable monthly in advance

Services: payable by the tenant

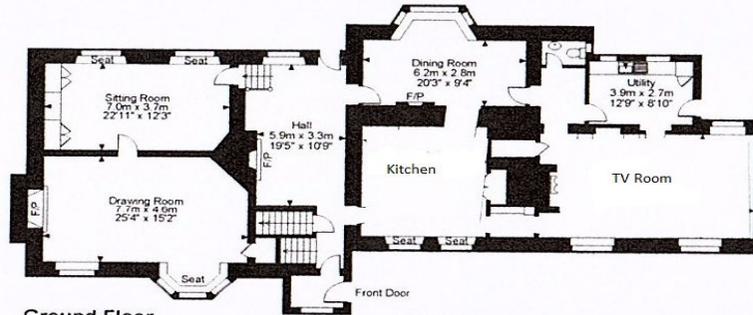
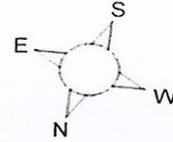
No smokers.

Note :

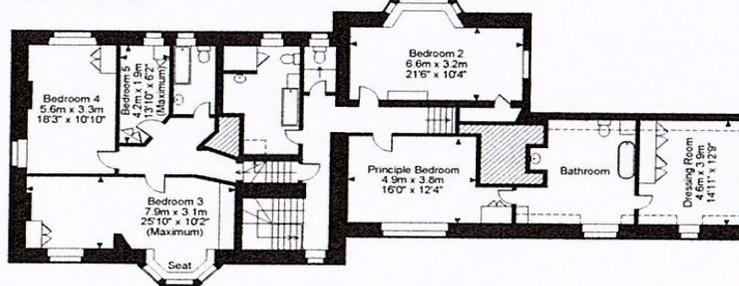
- 1) The landlord is retaining a room for furniture storage
- 2) The tenant is responsible for the garden maintenance but the landlord will assist with some gardening.



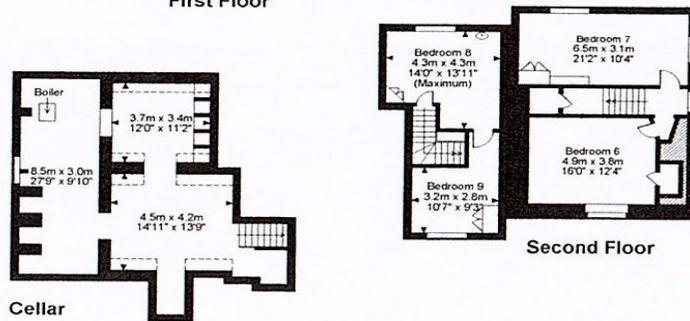
Main House = 6178 Sq Ft/574 Sq M
 Cottage = 638 Sq Ft/59 Sq M



Ground Floor



First Floor



Second Floor

Cellar

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.





Important Notice

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