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GODFREY-PAYTON
CHARTERED SURVEYORS

The Wing, Chadshunt House Chadshunt, Warwick, CV35 0EQ

Guide Price | **£1,600 Per month**

Chadshunt, Warwick

Unique opportunity to live in a four bedroom mews house in the grounds of a country house

The Wing

Nestled in the grounds of Chadshunt Hall, a handsome Grade II Listed Estate in the pretty hamlet of Chadshunt, located between Gaydon and Kineton, is this deceptively spacious mews house.

Offering a unique experience to live in the former Service Wing for the Hall, The Wing offers exceptional country living, with an abundance of original character features, beautiful countryside views and spacious accommodation throughout, including the option of having four large bedrooms, or dual-floor living accommodation.

Included with the property is tandem parking for two vehicles, and access to a private garden, overlooking fields.

The property has been recently redecorated with new carpets throughout.

The Wing is approached via a secure gated driveway, which leads to the former coach yard of the Hall, with private entry access to:

Ground Floor Accommodation

Entrance Porch

Original style entrance door opens into the space with a vaulted ceiling, windows to front and side aspects, ceiling light point, radiator and feature flag stone flooring, with door leading to:

Hallway

Large window to front aspect, ceiling light point, fold-out table, radiator, stairs leading to the First Floor Accommodation, newly laid carpet and doors to:

Kitchen

15'10" x 12'05"

Sash window to rear aspect, internal window to front aspect overlooking the Hallway, two ceiling lights, coving, feature original built-in storage cupboards providing ample storage, radiator, newly laid wood-effect flooring and a fitted kitchen comprising: wall, drawer and base units with inset one and half bowl stainless steel sink with drainer and mixer tap over, electric cooker with cooker hood over, washing machine and undercounter space and plumbing for dishwasher and fridge, and access to a pantry cupboard.

Living Room

15'11" x 13'08" into recess

Original sash window to rear aspect, ceiling light point, feature built-in cabinetry, art-deco style fireplace, an original four-column cast iron radiator and newly laid carpet.

Store Room

With fitted shelving and newly laid carpet.

First Floor Accommodation

Stairs lead from the Hallway to:

Landing

Two windows to side aspect with ceiling light point and arch opening to:

Upper Hallway

(Split Level)

Three sash windows to front aspect, two ceiling light points, three doorways, fitted coat pegs, built-in low-level cupboards, two radiators and doors to:

Bedroom One

16'04" x 14'11" into recess

Sash window to rear aspect, ceiling light point, wall-mounted original style corner unit, feature original slate fire surround and cast-iron insert, original style four-column cast iron radiator, and a newly laid carpet.



Bedroom Two / Second Reception Room

16'11" x 14'10" into recess

Sash window to rear aspect, ceiling light point, original style fireplace with fitted shelving in a recess to the side, and a feature original four-column cast iron radiator, and newly fitted carpet.

Bedroom Three

15'11" x 10'06"

Sash window to rear aspect, ceiling light point, original cast iron fireplace with slate surround and tile inserts, with a range of built-in wardrobes with over-head cupboards, a feature four-column cast iron radiator and newly fitted carpet.

Bathroom

10'06" x 9'03"

Window to side aspect, ceiling light point, airing cupboard, radiator, tile-effect flooring and a suite comprising: low-level flush w.c., paneled bath with shower over and glass screen, and a wash hand basin encased in a vanity unit with cupboard space below.

Lobby

With hot water tank and loft hatch, with door to:

Bedroom Four

15'11" x 10'06"

Sash window to side aspect, ceiling light point, recess with free standing storage unit, and newly laid carpet.

Outside Space

Outside, there are two tandem parking spaces available in a shared courtyard, and access to a private lawn garden offering views over the grounds and countryside. Please note, there is no direct access into the garden from the property.

Agent Notes:

COUNCIL TAX

Please note, as the property forms part of the larger house, there is no council tax to pay by the tenant.

SERVICES:

Mains water, electricity and drainage.
Oil heating.

TENANCY DEPOSIT

A Holding Deposit of one week's rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Tenancy Deposit Upon the granting of a tenancy, five weeks' rent in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement. The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY

Changes to tenancy agreement - £50.00

Interest will be charged at 3% of the monthly rent for late rental payments, payable to Godfrey Payton.

Loss of keys/security devices - £75.00

Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy.

REGULATION

Godfrey Payton are regulated by RICS.

RENTAL APPLICATIONS

Applications will be submitted to the Landlord via Godfrey-Payton, following an internal inspection of the property by a prospective tenant. Prospective tenants will be required to pay the holding deposit for the property prior to references being applied for. Satisfactory references will be required prior to any prospective tenant signing their Rental Agreement.

RESPONSIBILITIES

TENANT: Internal decorations and minor repairs, garden maintenance, lighting, heating, water, telephone.

LANDLORD: Repair of main structure and external painting.
Insurance of the building (but NOT the contents).

RENTERS RIGHTS ACT 2025

Please note, from 1st May 2026, in line with new legislation, your rental agreement will change from an Assured Shorthold Tenancy to a Periodic Tenancy. This means, your tenancy will become a rolling contract automatically, with no end date. After 1st May 2026, you will be required to service 2 months notice to the Landlord to vacate the property.



Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



INFORMATION

Viewings

To be arranged via Godfrey-Payton on: 01926 492 511

Website

For more information visit our website: www.godfrey-payton.co.uk

Opening Hours

Monday - Friday 9.00am - 5.30pm
 Saturday By Appointment Only
 Sunday Closed

