



# SANDON MANOR

Please take a moment to familiarise yourself with our house rules:

- No hens, stags or parties.
- Strictly one dog only.
- There is a strict no smoking or e-cigarettes inside policy.
- Strictly no candles, fireworks, sky lanterns, confetti or glitter.
- No music in the garden so as to not disturb the neighbours.
- Please make sure you leave the property as you found it.

## ROOMS, GROUNDS & AMENITIES

### **Bed and bathrooms:**

First floor:

Bedroom 1: super king bed, en-suite shower

Bedroom 2: super king bed

Bedroom 3: super king bed

Two bathrooms

Second floor:

Bedroom 4: king bed

Bedroom 5: super king + single bed

Bedroom 6: two single beds

Bedroom 7: super king + single bed

Two shower rooms

Ground floor toilet

### **Living area on ground floor:**

Ample room with interlinking reception rooms for family gatherings

Kitchen with sit down table & garden access

Dining room sitting 18

Sitting room

Entrance hall with wood burning stove

Drawing room with private bar

Games room

Boot room

Ground floor toilet

Two staircases leading to first floor, one continues on to second floor.

Partially stair-gated.

### **Parking:**

Private parking for four cars in the Manor courtyard. More secure parking available on the estate a short walk from the house.

### **Grounds:**

Large private garden with outdoor furniture, BBQ, garden games, croquet lawn.

### **General:**

Heating

Smart TVs

Wifi

Smoke alarm

Carbon monoxide alarm

Fire extinguisher

First aid kit

Woodburning stove

2 further fireplaces not in use!

Dining table

Mini fridge

Blue tooth speakers

### **Kitchen:**

Dishes and silverware

Stove

Oven

Refrigerator

Freezer

Dishwasher

Kettle

Cafetieres and stove top pot

Toaster

Cleaning products

Cooking basics

Baking sheet

Wine glasses

Champagne glasses

Tea and Coffee

Larder items

### **Bath:**

Body soap

Shampoo

Shower gel

Hair dryer

Towels

### **Bedroom:**

Bed linen

Clothes storage

Extra pillows and blankets

Hangers

Iron

Room-darkening shades

### **Children:**

Games console

Ping pong table

Table football

Babysitter recommendations

Board games

Children's books and toys

Children's tableware

2 travel cots

### **Garden:**

BBQ grill (some charcoal provided)

Outdoor dining area

Outdoor furniture

Barbecue utensils

### **Estate:**

Access to rewilding/nature, various footpaths around the estate, map provided, picnic blankets in cupboard in porch, Residents' activities on the Estate