Foreland

FOR SALE · REF FL-0127



Hinton Rectory

Coombe Hinton

Guide price £1,650,000



A Georgian rectory in walled gardens at the head of the Coombe Hinton valley, with views down the coombe to the sea.

BEDROOMS	BATHROOMS	RECEPTIONS	FLOOR AREA
6	3	4	4,306 sq ft

SUMMARY OF ACCOMMODATION

Ground floor: Drawing room, Entrance hall, Dining room, Study, Boot room, Kitchen and breakfast room, Sitting room, Utility, Cloaks

First floor: Main bedroom, Landing, Bedroom two, Dressing room, Main bathroom, Bedroom three, Bedroom four, Family bathroom, Bedroom five, Bedroom six, Shower room

In all about 400 sq m (4,306 sq ft)

KEY FEATURES

- Grade II listed Georgian rectory
- About 2.4 acres of walled gardens and paddock
- Six bedrooms, three bath or shower rooms
- Views down the coombe to the sea
- Kitchen and breakfast room with range cooker
- Gravel drive with parking for several cars

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Foreland Sandbury
4 Market Place, Sandbury
01632 960 187

Viewing strictly by appointment with the Sandbury office.

THE HOME

Hinton Rectory

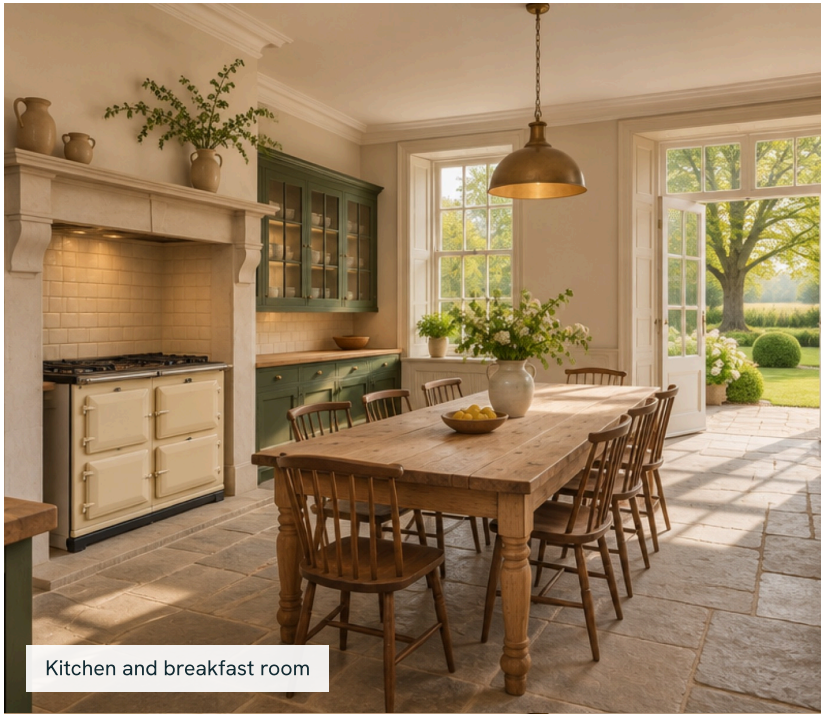
Hinton Rectory was built in 1790 for the parish of Coombe Hinton and has been a family house since the 1950s. It is listed Grade II and stands in about 2.4 acres of walled gardens, lawns and paddock, reached by a gravel drive.

The ground floor has high ceilings and tall sash windows: a drawing room with a marble fireplace, a panelled dining room, a sitting room and a study. The kitchen and breakfast room has a range cooker and French doors to the garden, with a boot room, utility room and cloakroom beyond.

On the first floor, the main bedroom looks down the valley and has a dressing room and bathroom. Five further bedrooms share a family bathroom and a shower room.




Drawing room


Kitchen and breakfast room


Main bedroom



Dining room



Main bathroom



The Coombe Hinton valley



Walled gardens

ROOM BY ROOM

Rooms and sizes

Ground floor

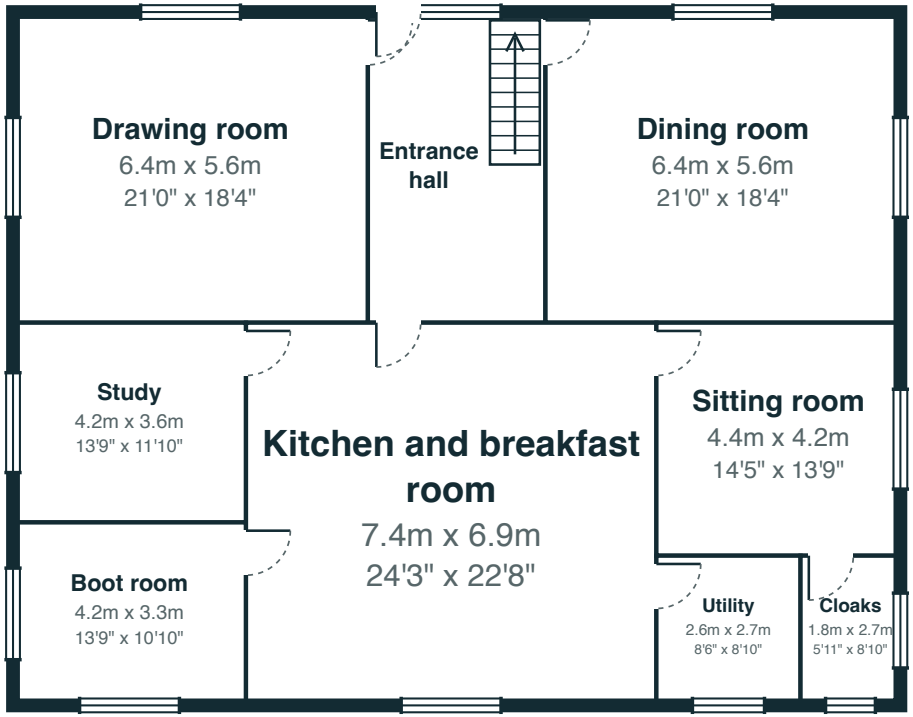
Drawing room	6.4m x 5.6m (21'0" x 18'4")
Entrance hall	3.2m x 5.6m (10'6" x 18'4")
Dining room	6.4m x 5.6m (21'0" x 18'4")
Study	4.2m x 3.6m (13'9" x 11'10")
Boot room	4.2m x 3.3m (13'9" x 10'10")
Kitchen and breakfast room	7.4m x 6.9m (24'3" x 22'8")
Sitting room	4.4m x 4.2m (14'5" x 13'9")
Utility	2.6m x 2.7m (8'6" x 8'10")
Cloaks	1.8m x 2.7m (5'11" x 8'10")

First floor

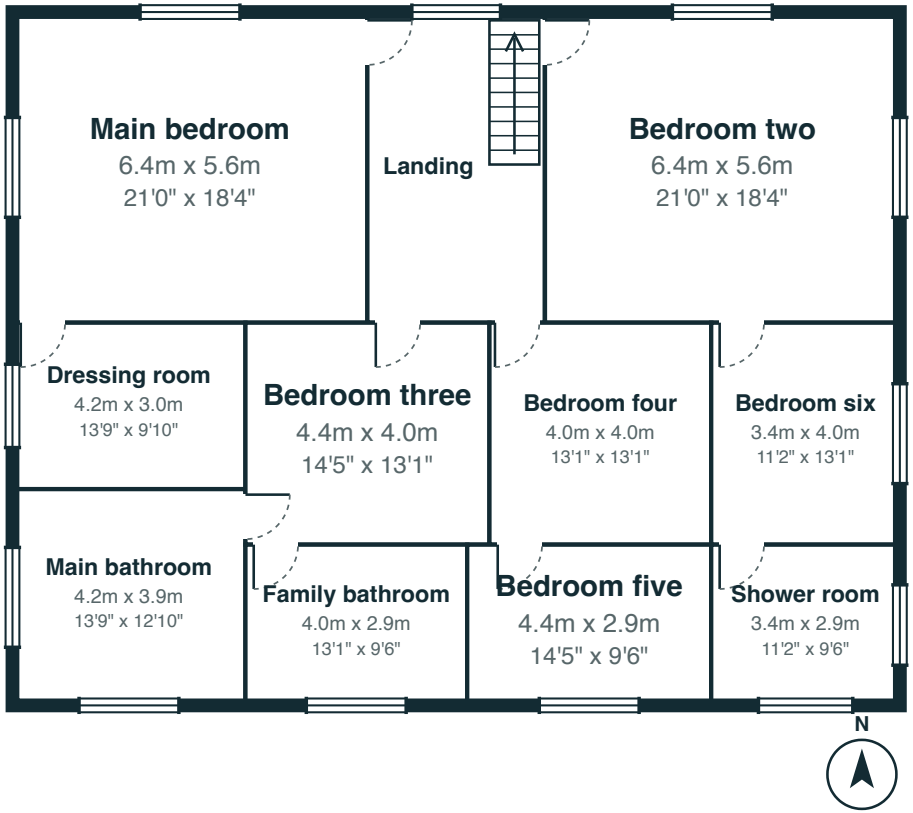
Main bedroom	6.4m x 5.6m (21'0" x 18'4")
Bedroom two	6.4m x 5.6m (21'0" x 18'4")
Dressing room	4.2m x 3.0m (13'9" x 9'10")
Main bathroom	4.2m x 3.9m (13'9" x 12'10")
Bedroom three	4.4m x 4.0m (14'5" x 13'1")
Bedroom four	4.0m x 4.0m (13'1" x 13'1")
Family bathroom	4.0m x 2.9m (13'1" x 9'6")
Bedroom five	4.4m x 2.9m (14'5" x 9'6")
Bedroom six	3.4m x 4.0m (11'2" x 13'1")



Ground floor



First floor



Approximate gross internal area: 400 sq m (4,306 sq ft)

For illustration only. Not to scale. Measurements are approximate.

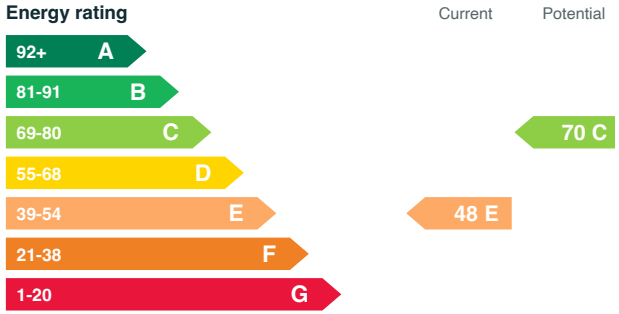


SITUATION

Coombe Hinton

Coombe Hinton is a small village in a green valley that runs down to the sea. It has a church, a pub and a village hall, and Sandbury's shops and station are a ten-minute drive away.

Sandbury 4 miles, the coast 2 miles, Wrenmouth 8 miles (all distances approximate)



Sample chart for a template listing. A real listing shows the certificate for the home.

THE PARTICULARS

Tenure	Freehold
Council tax	Band H
Energy rating	E (potential C)
Listing	Grade II listed
Grounds	About 2.4 acres
Heating	Oil-fired central heating
Services	Mains water and electricity, private drainage
Broadband	Standard broadband available
Parking	Gravel drive with parking for several cars
Local authority	Sandbury District Council

Rights and restrictions: Neighbouring farmland is reached over the lower drive under a right of way.



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Important notice. These particulars are a general guide and do not form part of any offer or contract. Measurements, areas and distances are approximate. Photographs show parts of the home as they were when taken and may not show everything included in the sale. We have not tested services, appliances or fittings, and we have not checked planning permission or building regulations; buyers and tenants should make their own enquiries. Particulars prepared November 2026.

Foreland is a fictional agency and this is a sample brochure made for a website template. The homes, names and addresses are not real.