



Dorsington, Stratford-Upon-Avon, CV37 8AX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE NOW *** The Moat House is a stunning country house in the charming village of Dorsington. Steeped in history and set in formal gardens, it is close to the beautiful North Cotswolds Hills and borders Warwickshire.

Boasting plenty of character and period features, the house has an imposing fireplace in the hallway, an award-winning 20th century glass room which cantilevers over part of the moat and an ancient apple press just outside the main entrance.

The main living accommodation is set out over two floors and has a versatile layout, ideal for the demands of family life and is offered in excellent condition. The Moat House is approached from the south side through an imposing oak door. Through this you come into an impressive hall with a magnificent fireplace and hearth which extends up past the first floor and into the second floor. To the right, a door leads to the formal dining room which opens into a study area with views across the moat and garden. Also off the hall is a door leading to the drawing room with double doors leading out to a spectacular glass room.

Leading off the hall to the left is the family room which opens into a spacious kitchen/breakfast room which together provide an exceptional space. The kitchen is superb with bespoke cabinetry, an island and breakfast bar, making it the ideal place for family life and entertaining friends. Double doors lead out to a timber framed conservatory which lends itself to a number of uses. Also on the ground floor is an enclosed loggia which could be used either as a bedroom or a home office.

A spectacular oak staircase rises to the spacious first floor galleried landing which leads to the bedroom accommodation. There is a fabulous master suite with dressing room, fitted cupboards and a well-appointed bathroom & three further bedrooms.

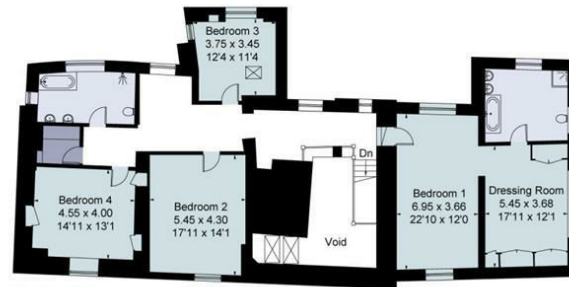
The property is offered unfurnished.
Council Tax Band H
Energy Rating E
Initial 12 Month Tenancy





Key Features

Approximate Area = 423.5 sq m / 4558 sq ft
(Excluding Void)
Including Limited Use Area (1.6 sq m / 17 sq ft
For identification only. Not to scale.
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The Moat House
First Floor



The Moat House
Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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- AVAILABLE NOW
- Dorsington
- 5 Bedrooms
- Grade II listed, Country House
- Unfurnished
- 2 Acres of Land
- Garage & Ample Parking
- Council Tax Band H
- Energy Rating E
- Initial 12 Month Tenancy

£5,000 PCM