



Moreton Morrell CV35 9DB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS





Approx 11 acres of pastureland



# Key Features

- Fabulous countryside location
- Detached four bedroom bungalow suitable for development or extension subject to planning permission
- Approximately 11 acres of pasture land suitable for equestrian use
- Set along a private driveway ensuring privacy
  - Approximately 1800 sq feet of accommodation
    - Three Reception Rooms
  - Fitted Kitchen/Snug/Breakfast Room
    - Separate Utility Room
  - Outbuildings, Workshop and large double Garage
    - EPC Rating - F







## The Property

A rare opportunity to acquire a charming four-bedroom detached bungalow suitable for extending or developing, subject to the usual planning permissions.

Located along a private driveway between Moreton Morrell and Lighthorne amidst the beautiful rolling countryside with far reaching views towards Compton Verney this property is within easy reach of local amenities. Boasting approximately 11 acres of pasture land, access to good bridleways and located near to Moreton Morrell Equestrian College, this home is an excellent choice for equestrian enthusiasts.

The accommodation comprises in brief: Dining Room, Living Room, Snug, Kitchen, Breakfast Room, Utility Room, Conservatory, Family Bathroom, Four Bedrooms all with fitted wardrobes.

The property is well positioned with easy access to the M40 (J12) providing routes to Birmingham to the north and Oxford and London to the south.

Kineton is a well-regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. There are a wide variety of local amenities in the village including a newly modernised High School and Primary School, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdressers and Barbers as well as an Optician, Vets, Florist with Garage Themed Cafe, Post Office, small Supermarket, Home Furnishing Shop. There is a Public House, an Artisan Baker, Sports & Social Club a Village Hall, Award winning Fish and Chip Shop and newly opened Pizza Restaurant.



Hallway

Conservatory  
12'4" x 11'11"

Dining Room  
15'11" x 11'5"

Living Room  
19'10" x 13'11"

Snug  
19'10" x 8'0"

Kitchen  
10'0" x 8'0"

Breakfast Room  
9'10" x 8'11"

Utility Room

Bedroom  
14'1" x 9'4"

Family Bathroom

Separate WC

Bedroom  
12'4" x 7'6"

Bedroom  
12'4" x 10'0"

Bedroom  
13'11" x 11'10"







## General Information

### Service

Mains water, and electricity are connected to the property. Oil central heating is installed. Drainage - Septic tank  
Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

### Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

### Council Tax

We understand that the property has been placed in band G with Stratford District Council.

### Tenure

We understand that the property is for sale Freehold.

### Viewings

Viewings strictly by appointment with the Agents.

### Schooling

The area is well served by state, private and grammar schools including primary and secondary schools in Kineton, The Croft Prep School near Stratford upon Avon, Warwick Prep and Public School and Kings High School for Girls in Warwick; Kingsley School for Girls and Arnold Lodge School in Leamington Spa; Tudor Hall and Bloxham Schools.

















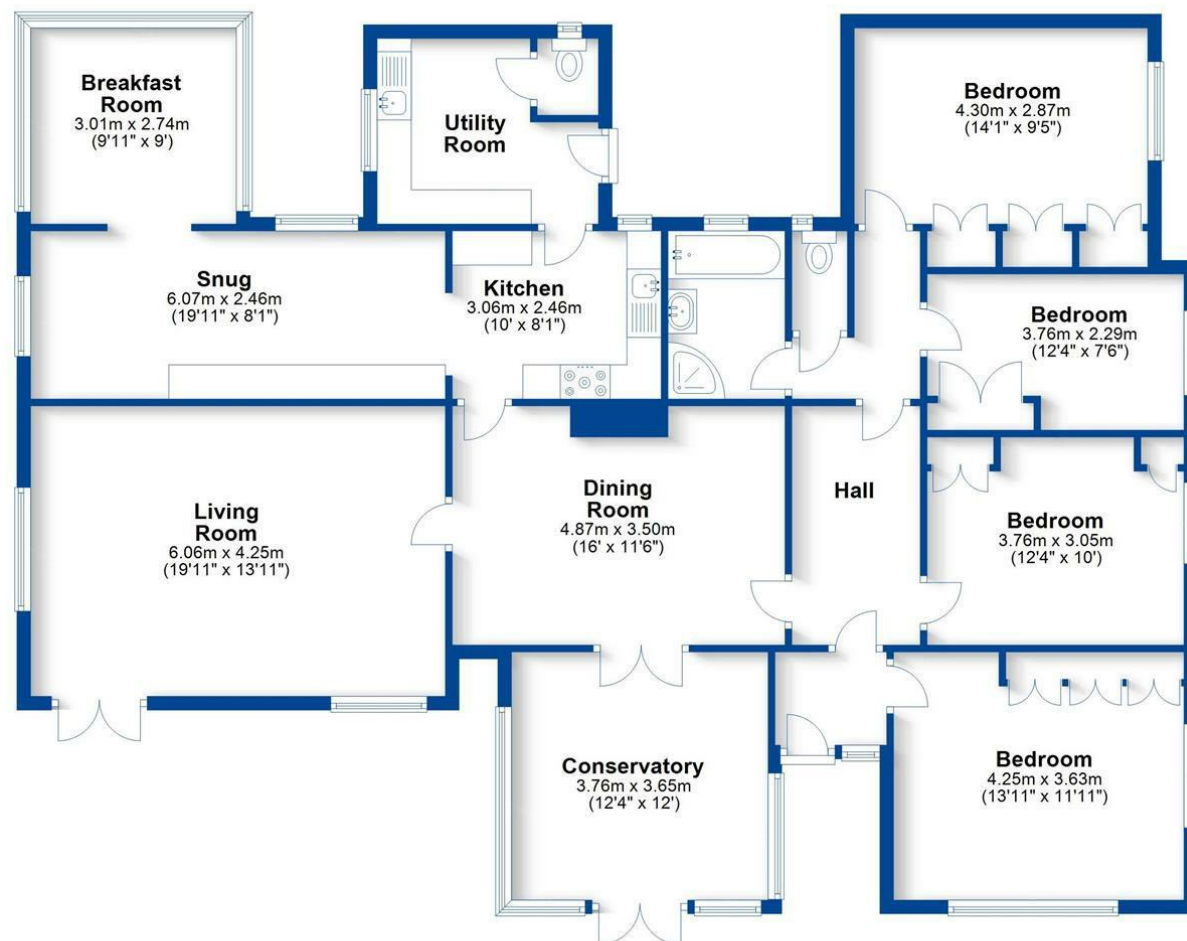
To view this beautiful home, please call  
Sheldon Bosley Knight Sales on 01926 642200



# Floorplan

## Ground Floor

Approx. 169.4 sq. metres (1823.5 sq. feet)



Total area: approx. 169.4 sq. metres (1823.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
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