



**Chestnut Grove, Moreton Morrell, CV35 9DG**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

An attractive semi-detached property set in a quiet cul-de-sac on the edge of the village of Moreton Morrell with a pretty south facing rear garden. This beautifully presented property has been reconfigured by the current owners to now provide two good sized double bedrooms with En-Suite but could easily be put back to provide three bedrooms. The rear bedroom has a hidden office area which is really useful for anyone wanting to work from home. The light and bright Kitchen/Dining room looks out over the delightful rear garden where there is a secluded patio area and access to the single garage. There are also two off-road parking spaces in front of the garage.

The accommodation comprises in brief: Living Room, Kitchen/Dining Room, Guest Cloakroom, Two Double Bedrooms, En-Suite Shower Room and Family Bathroom, Single Garage.

Moreton Morrell is a sought after village, situated about seven miles to the south of Warwick and Leamington Spa and six miles from Stratford upon Avon. The village has a public house, church, primary school, a charming real tennis court and Moreton Morrell College.







## Key Features

- Set in the much sought after village of Moreton Morrell
- Close to village amenities
- Quiet cul-de-sac location
- Good size Living Room
- Light and bright Kitchen/Dining Room
- Two Bedrooms but could easily be put back to three
- Pretty landscaped south facing garden
- Single Garage with additional parking spaces
- EPC rating - Band E

**Price Guide**  
**£300,000**



## Hallway

## Living Room

16'3" x 11'4"

## Kitchen/Dining Room

14'7" x 10'8"

## Guest Cloakroom

## Bedroom

12'2" x 11'4"

With built-in wardrobes and extra cupboard space

## En-Suite Shower Room

## Bedroom

12'1" x 8'7"

With built-in wardrobe

## Family Bathroom

## Single Garage

17'8" x 8'2"

## General Information

### Services

Mains water, drainage, and electricity are connected to the property. No tests have been undertaken to the service installations. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase. LPG gas is connected to the property.

### Council Tax

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

### Tenure

We understand that the property is for sale Freehold.

### Fixtures and Fittings

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

### Viewings

Viewings strictly by appointment with the Agents.







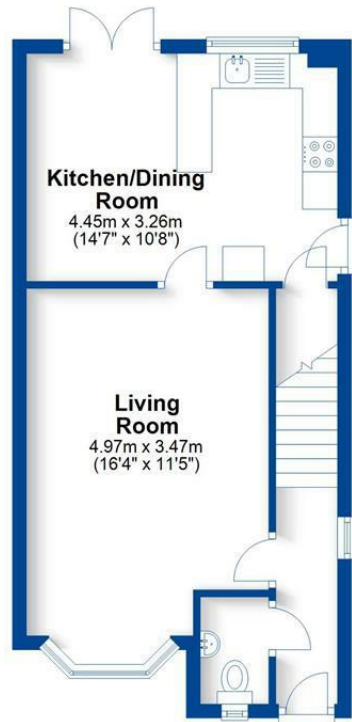




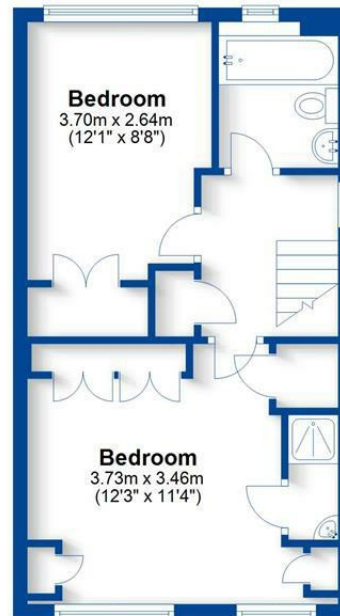


# Floorplan

**Ground Floor**  
Approx. 52.8 sq. metres (568.1 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (399.2 sq. feet)



Total area: approx. 89.9 sq. metres (967.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced



EPC Rating - E

Tenure - Freehold

Council Tax Band - D

Local Authority  
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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DISCLAIMER

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