



Whiteacre, Moreton Paddox, Near Warwick





A stunning contemporary house in a **generous plot** with a beautiful walled garden.

Distances

Warwick 8 miles, Leamington Spa 8 miles (Intercity trains to London Marylebone from 67 mins), M40 (J12) 6.5 miles, Stratford-upon-Avon 9 miles, Banbury 17 miles (Intercity trains to London Marylebone from 52 mins) (all distances and times are approximate).

Situation

Moreton Paddox is a short distance from the village of Moreton Morrell, which has a primary school, parish church, public house and Real Tennis Club. The area has a range of high-quality state, private and grammar schools.

The property is conveniently located approximately 8 miles from Stratford-upon-Avon, Warwick and Leamington Spa. Soho Farmhouse, a private members' club in Chipping Norton, is located 22 miles from the property, and the Cotswolds lie a short distance to the south along the Roman Fosse Way.



Tenure
Freehold

Local Authority
Stratford on Avon District Council

Council Tax
Band G



For the commuter, the property is excellently located for easy access to Junction 12 of the M40 at Gaydon and J14 for access to Birmingham and the West Midlands. There is an Intercity train service on the Chiltern line with stations at Warwick, Warwick Parkway, Leamington Spa and Banbury. Birmingham International Airport is located 25 miles from the property.

The property

Whiteacre is situated within a beautiful walled garden, set back from the road down a private drive in an incredibly peaceful location. This exceptional property was built in 2015, and planning consent was granted under the Paragraph 55 clause of the National Policy Framework, where approval is only granted in cases of exceptional architecture.

The accommodation was carefully designed to maximise the views of the gardens, with most rooms having full-height double-glazed sliding doors or windows overlooking the garden. The combination of modern living with a sleek contemporary design, eco-friendly technology and a large, enclosed south-facing garden makes this an exceptional property.





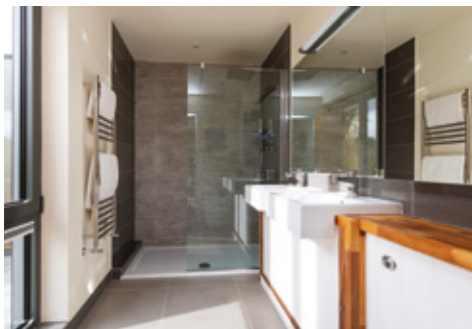
The front door opens into the entrance hallway with a cloakroom, separate cloaks/boot room, and a full-length generous corridor with two long roof lights. From the entrance hall, a sizeable full-height glass screen and a sliding oak door lead into the open plan kitchen/breakfast room, which has a large central island, Corian worktops and integrated appliances, including a full-height freezer and refrigerator, dishwasher, oven, warming drawer, combination microwave oven and a five-ring gas hob with concealed ceiling extractor.

Leading from the kitchen is an impressive and sizeable open-plan dining and drawing room with glazed sliding doors that open right back, creating a fantastic integrated inside/outside space on to the granite paved terrace. There is a contemporary gas fire with an inset flat-screen TV point above and a door to the rear hallway, which gives access to the utility and study.

The principal bedroom suite lies at the east end of the house and has a triple aspect, including corner glazed windows offering views over the garden and access to the terrace. The bedroom has an en suite cloakroom, but there would be scope to create an en suite shower room if required. Alternatively, this could be an excellent sitting room.

Two double bedrooms have built-in wardrobes, full-height windows and en suite shower rooms. Bedrooms 4 and 5 share the family bathroom; one of these could be used as a snug if all of the bedrooms were not required.





Approximate Gross Internal Floor Area

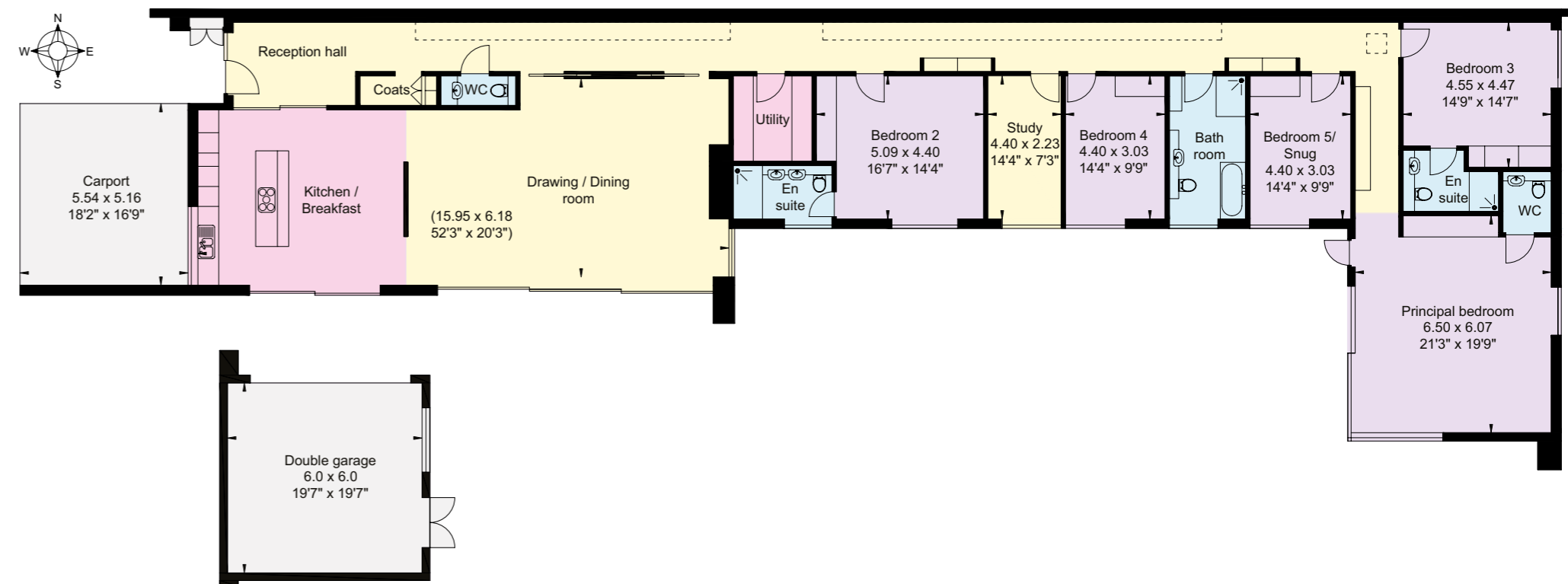
House: 310 sq m (3,337 sq ft)

Garage / Carport: 65 sq m (700 sq ft)

Total: 375 sq m (4,037 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and grounds

The property is approached along a private gravel drive through electric gates with brick pillars and orb finials, leading to a large, gravelled parking area and a cantilevered carport next to the front door. A detached double garage has remotely operated electric up-and-over-door.

The rear garden is principally lawned with an expansive granite south-facing terrace adjoining the house. The current owner has landscaped the garden, which was previously a blank canvas, and there are now several beautifully stocked beds and a secret garden tucked around the side of the house.

There are also many trees and shrubs, including fine hornbeam, poplar, ginkgo, sorbus, chestnut, walnut, bramley apple, pear and apple trees.

Planning permission was previously granted for an outdoor swimming pool and solar panels on the roof.



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Services

All mains services, including gas, are connected to the property. The house has very high levels of thermal insulation and ecological technology, with an air source heat pump that provides most of the heating to the house with an auxiliary gas boiler, serving the under-floor heater throughout with individual room controls.

Directions (CV35 9BS)

What3words:///united.afternoon.curated

Viewing

By prior appointment only with the agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024, Photographs and videos dated February 2024.

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Date: 01 March 2024
Our reference: STR012461657

Whiteacre, Moreton Paddox, Moreton Morrell, Warwick, CV35 9BS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,625,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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