



Trinity Garden, Fosse Way, Moreton Morrell

A wonderful family home with more than 6,000 sq ft of accommodation.

Situation

Trinity Garden is on the edge of the sought after village of Moreton Morrell which has a primary school, parish church, public house, Real Tennis Club and is the home of the Warwickshire College, Moreton Morrell Centre.

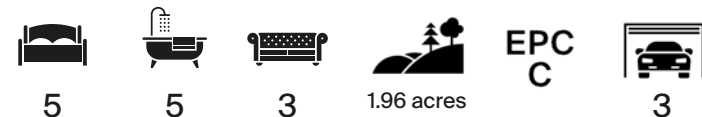
The properties are excellently located for ready access to Junction 12 of the M40 at Gaydon (north and south) Junction 13 of the M40 (south for Oxford and London) and Junction 14 for access to Birmingham and the West Midlands. There is an intercity train service on the Chiltern line, with stations at Warwick, Warwick Parkway, Leamington Spa and Banbury.

There is a range of high-quality state, private and grammar schools in the area including Warwick Prep and Public School and King's High School for Girls in Warwick, Moreton Morrell Primary School, Kingsley School for Girls and Arnold Lodge School in Leamington Spa, The Croft Prep School, King Edward VII Grammar School for Boys and Shotton Grammar School for Girls in Stratford-upon-Avon.

Warwick, with its magnificent Castle and Leamington Spa with its Regency architecture, Jephson Gardens and Pump Rooms are readily accessible, as is Stratford-upon-Avon, the region's cultural centre with its Shakespearean heritage and theatres. There are golf courses at Leek Wootton, Stratford-upon-Avon, Tadmerton and Brilles and racing at Warwick, Stratford-upon-Avon and Cheltenham. The Cotswolds lie a short distance to the south along the Roman Fosse Way.

Distances

Warwick 8 miles, Leamington Spa 9 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), Birmingham International Airport 24 miles (All distances and times approximate).



Description

One enters the property via a stunning reception hall, which has doors to the principal reception rooms and stairs to the first floor.

The principal reception rooms comprise a sizeable drawing room with a fireplace, doors opening to the rear, and an excellent dining room. The hub of this home is sure to be the well-appointed kitchen, breakfast, and family room with bifold doors opening out to the rear garden. The kitchen has a range of wall-mounted and base units beneath a contemporary worktop and a central island with a breakfast bar and integrated appliances. There is ample space for both dining and seating areas. There is also a home office/study, utility, and cloakroom on the ground floor.

The first floor has an enviable principal bedroom with a bathroom, dressing room and balcony, a second guest suite with a balcony from which to enjoy the countryside views, and three further double bedrooms, all of which are en suite.





Gardens and grounds

Outside, the property is approached via a shared, gated driveway, which allows parking for several cars and gives access to the triple garage. A useful studio room is accessed above the triple garage.

The gardens are extensive and total about 1.96 acres. A large patio area is ideal for entertaining and making the most of the beautiful views.

Directions

What3words: /// finer.progress.nutrients

Property information

Services Mains electricity and water. Air source heat pump. Private drainage.

Local Authority Stratford on Avon District Council. Telephone: 01789 267575

Council Tax Band TBC

Tenure Freehold.

Viewings By prior appointment only with the agents.



Approximate Gross Internal Floor Area

Main House = 471 sq m / 5,070 sq ft

Outbuildings = 121 sq m / 1,307 sq ft

Total Area = 592 sq m / 6,477 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.



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Ground Floor Outbuilding Not shown in actual location / orientation

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 [May 2024]. Photographs and videos dated [May 2024].

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Date: 04 June 2024
Our reference: STR012202568

1 Trinity Garden, Fosse Way, Moreton Morrell, Warwick, CV35 9DF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,950,000.

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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