



THE OLD FARMHOUSE

Moreton Paddox, Moreton Morrell, Warwick, Warwickshire



AN ATTRACTIVE DETACHED PROPERTY SITUATED IN THE GROUNDS OF A FORMER COUNTRY ESTATE IN THE EXCLUSIVE DEVELOPMENT OF MORETON PADDOX.

With a private driveway, double garage, and spacious lawned gardens.

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

Council Tax band: G

Tenure: Freehold

What3words:///husky.radically.lightens

Services: Mains electricity, water and drainage are connected to the property. Oil fired central heating and oil-fired AGA

Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded.

However, certain items, such as the curtains and blinds, may be available by separate negotiation

Viewing: By prior appointment only with the agents

SITUATION

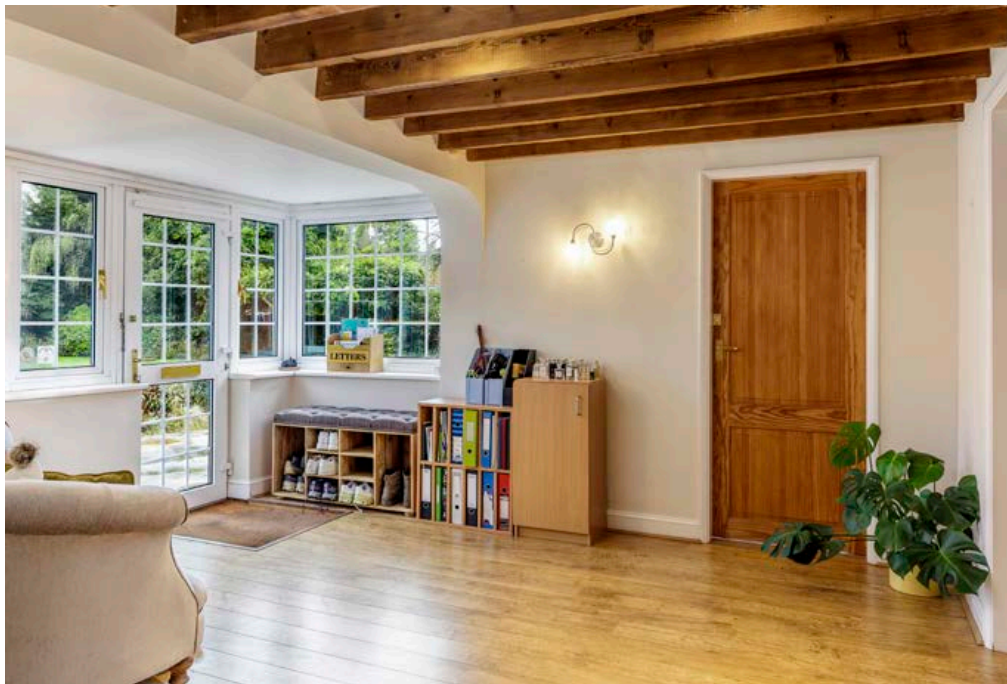
The Old Farmhouse is situated on an exclusive, private road of high-quality detached properties. In a peaceful location, Moreton Paddox is a short distance from the village of Moreton Morrell which offers a primary school, parish church, shop, public house, Real Tennis Club and is the home of Warwickshire Agricultural College.

The property is excellently located, with ready access to Junction 12 of the M40 at Gaydon, or Junction 15 for access to the West Midlands. There is an intercity train service on the Chiltern line, with stations at Warwick, Warwick Parkway, Leamington Spa and Banbury providing a direct service to London Marylebone. 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. Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. It also provides excellent shopping and recreational facilities, including a superb array of restaurants, shops, bars, and dining pubs.

There is a range of high-quality state, private and grammar schools in the area including Warwick Prep and Public Schools, Kings High School for Girls, Kingsley School for Girls, Arnold Lodge Prep School, and Stratford Grammar Schools.

Golf is available at Stratford-on-Avon Golf Club, The Welcombe in Stratford-upon-Avon, Welford-on-Avon, and The Warwickshire in Leek Wootton. Horse racing can be enjoyed at Stratford-upon-Avon, Warwick, and Cheltenham.



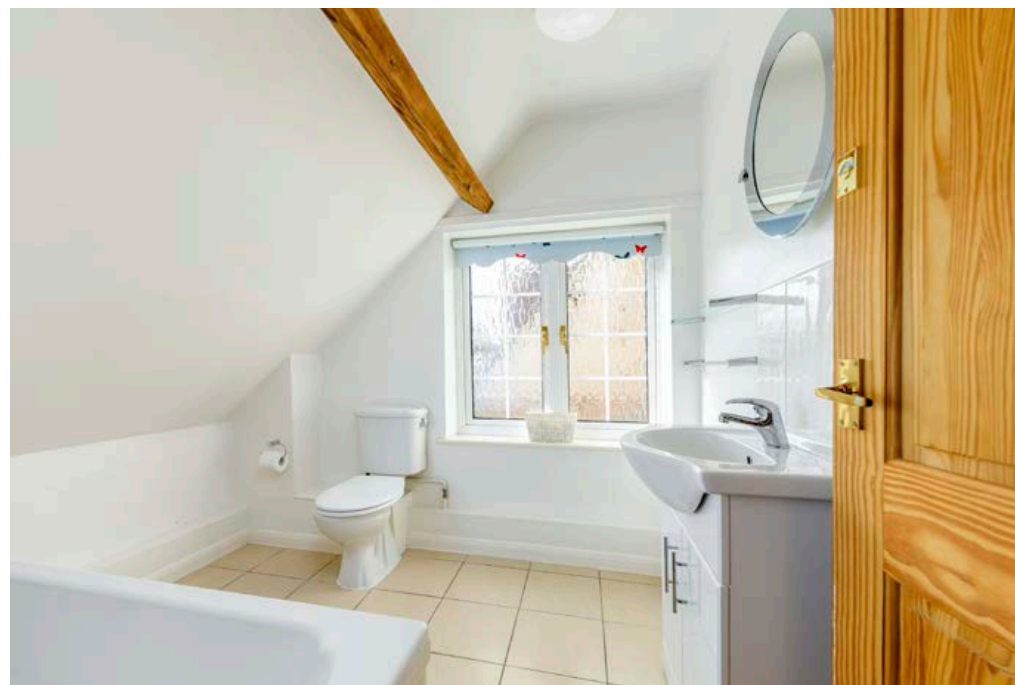
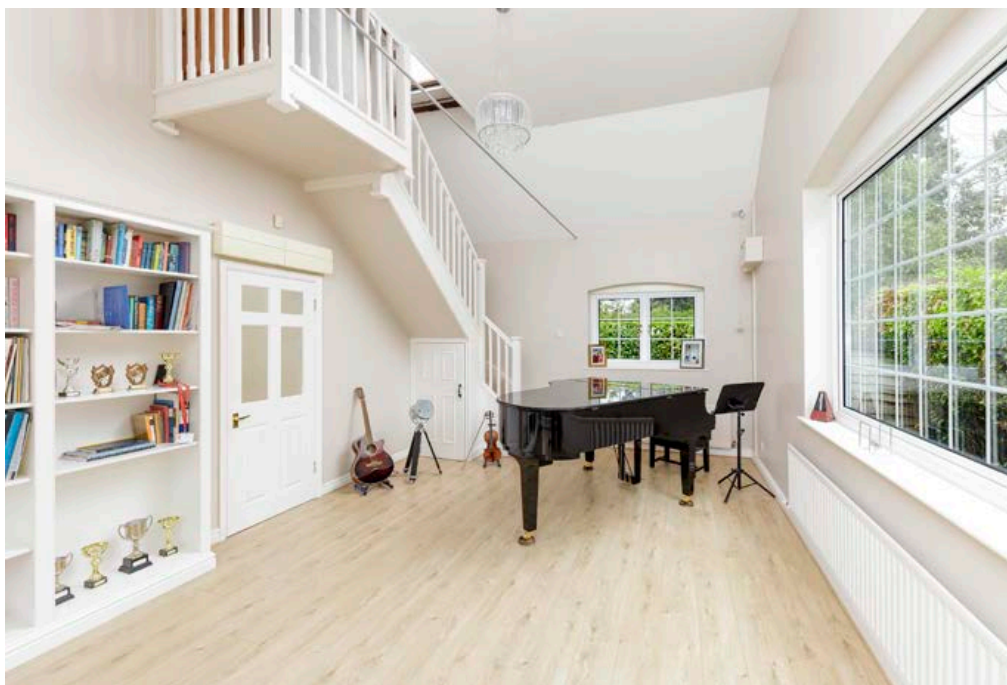


THE PROPERTY

The Old House is an attractive and spacious detached house situated in the exclusive Moreton Paddox community. The property dates to the 19th century and benefits from exposed timber beams and doors throughout, blending traditional character and charm with modern day living.

The front door opens to a characterful entrance hall with stairs rising to the first floor. A door on the left opens to a WC, and double doors straight ahead open to a charming, dual aspect dining room with French doors providing access to the beautiful, south westerly facing lawned garden. This flows into a spacious, open-plan kitchen complete with traditional Aga, integrated Neff appliances, space for a fridge freezer, ash fronted units with granite work surfaces, exposed ceiling timbers and dining area. A cosy snug and a large utility room, with an array of fitted cupboards and an external door, are accessed directly from the kitchen/breakfast room. Double doors in the entrance hall open to an elegant drawing room, complete with a polished wooden floor, exposed beams, inglenook fireplace with slate hearth, brick inset with wood burning stove and a large bay window overlooking the lawned garden. This flows into a corridor which provides access to two generous bedrooms, one of which benefits from a spacious dressing room, and a bright and airy, vaulted family room that is currently used as a music room and provides access to the delightful garden through glazed French doors.

Stairs from the entrance hall rise to the first-floor landing which provides access to a luxurious Principal bedroom suite, comprising a large dressing room with beamed ceiling and fabulous en suite with corner bath and his and hers basins. The first floor extends to three further bedrooms, one of which is currently used as a study, and a spacious family bathroom. Stairs in the family room also rise to the first floor and provide access to the en suite bathroom of the principal bedroom.





OUTSIDE

Externally, the property is accessed by a private driveway with ample parking space for a number of cars and benefits from a double garage constructed in red brick with a pitched tiled roof and electric automatically operated doors.

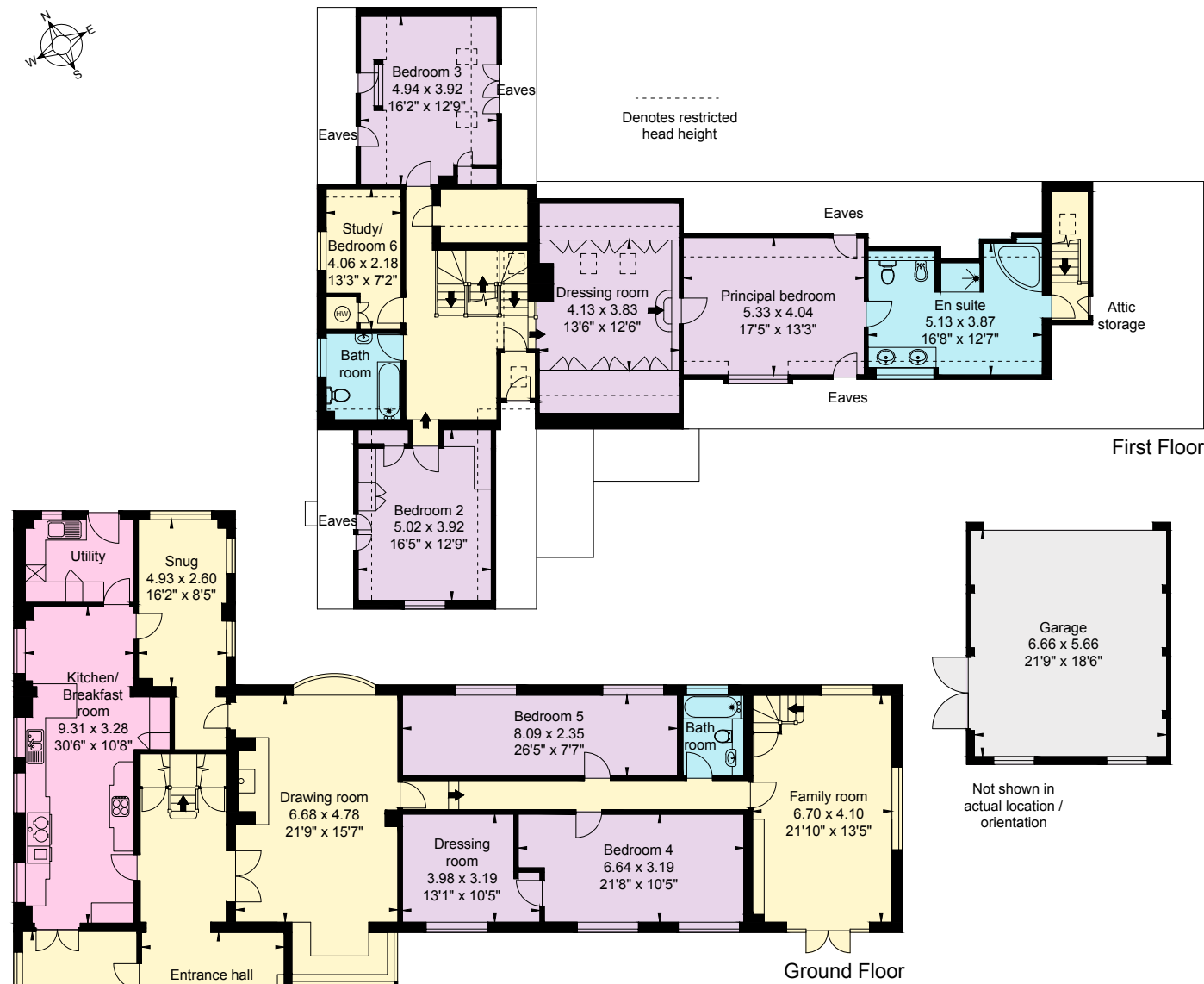
York stone paving leads to the front door and provides access to the landscaped garden with herbaceous borders, terrace, box hedging and a variety of fruit trees. The garden is spacious, principally lawned and offers complete privacy and seclusion, with a stone paved patio providing a wonderful space for outdoor entertaining and dining.





The Old Farmhouse

Approximate Gross Internal Area
House = 400 sq m / 4,307 sq ft
Garage = 38 sq m / 410 sq ft
Total = 438 sq m / 4,717 sq ft
(inc. restricted head height)
(Exc. Eaves/Attic storage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Date: 11 September 2025
Our reference: STR012585618

The Old Farmhouse, Moreton Paddox, Moreton Morrell, Warwick, CV35 9BU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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