

Peter Clarke



Old Garden House, Moreton Paddox, Moreton Morrell, Warwick, CV35 9BS

Old Garden House, Moreton Paddox, CV35 9BS



Approximate Gross Internal Area = 400.41 sq m / 4310 sq ft
 (Including Loggia)
 Garages = 65.20 sq m / 702 sq ft
 Total = 465.61 sq m / 5012sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- A substantial detached extended period residence
- Six bedrooms/six reception rooms
- Period character, light and good ceiling heights
- Triple garaging, loggia/pool house and swimming pool
- Gym/fitness/work from home/car and leisure solutions
- Option of adjoining single building plot
- Family kitchen/dining/sitting with 4 oven Aga
- Flexible and desirable family living
- Convenient for road and rail travel



£1,450,000

A substantial detached, extended period residence standing well on an established mature plot. Located behind a mature holly hedge and accessed via remote electric solid oak gates which open onto a gravelled driveway with parking for plenty of vehicles and spacious triple garaging. The internal accommodation is flooded with natural light being blessed with a southerly aspect. Once the 'Old Garden House' to the Moreton Paddox Hall it enjoys a wealth of character typical of it's circa 1900 heritage. The flexible accommodation is well laid out and at over 5,000 sq.ft. including triple garage, six bedrooms, four bathrooms, six reception rooms and a fantastic pool and outside dining loggia.

Conveniently located for road, motorway and rail travel with a wide choice of private and state schools including two grammar schools, the property makes for a desirable and unique opportunity for combining family, home working and entertaining in equal measures.

ACCOMMODATION

An oak framed porch has front door opening to

ENTRANCE HALL

cloaks cupboard and parquet floor and cloakroom.

MAIN HALLWAY

with stairs to first floor, doors to rear garden, sitting room and dining room/family room.

SITTING ROOM

French doors to rear, parquet floor, stone fireplace and stove, fitted bookcases and hidden door to self contained home office.

HOME OFFICE

Consisting of two separate rooms, kitchenette and cloakroom. Versatile accommodation accessed via house or external door to side of property. Could easily be converted to self contained annex.

DINING ROOM/FAMILY ROOM

overlooking the garden, fireplace and surround, parquet floor.

FAMILY KITCHEN/DINER

with four oven gas Aga, double butler sinks, oven, hob, space for American style fridge freezer and space for dishwasher. Matching central island unit including breakfast counter and French doors to rear.

REAR HALL

doors to the front of property, rear garden and access to a self contained 'East Wing' consisting of laundry room, reception room and shower room.

LAUNDRY ROOM

with space for appliances.

RECEPTION ROOM

currently used as a gym with staircase up to converted attic.

SHOWER ROOM/BATHROOM FOUR

Accessed via small hall with door leading to the pool garage/workshop referred to later.

FIRST FLOOR LANDING

hatch to roof space.

PRINCIPAL BEDROOM SUITE

enjoying excellent natural light beautiful far reaching views to the front.

EN SUITE DRESSING ROOM

with porthole window and laundry chute.

EN SUITE BATH AND SHOWER ROOM

with marble floors and walls with freestanding tub bath, twin sinks and shower enclosure.







BEDROOM TWO (rear)

large double bedroom with beautiful views to rear garden.

BEDROOM THREE

presently used as a sitting room/study with beautiful views over rear garden.

BATHROOM TWO

with marble floors and walls including a slipper tub bath, shower enclosure and single sink.

BATHROOM THREE

with tiled floor and herringbone tiled walls with shower enclosure. Views to the front.

BEDROOM FOUR (rear)

Large double bedroom with beautiful views over rear garden.

BEDROOM FIVE

with beautiful views to front and a second window with views to the west.

BEDROOM SIX

fireplace, porthole window with views over rear garden.

OUTSIDE

DOUBLE AND SINGLE GARAGE

providing spacious triple garaging. The single garage is presently used as a workshop.

REAR GARDEN

The rear garden is approached through gates located to the west side of the property. There are lawned gardens beyond enclosed by a fence and pleached red robin trees. The south facing garden is interspersed with box, yew and laurel hedges. To the eastern end of the garden there is a

INDOOR/OUTDOOR LOGGIA

looking onto the heated swimming pool. The loggia features an open fireplace and is equipped infrared heaters, plumbing and electrics enabling you to create an outdoor kitchen/living area.

HEATED SWIMMING POOL

The pool is enclosed by mature hedges, wrought iron fencing and accessed via wrought iron gates. It's heating is provided via an air source heat pump.

EXISTING PLANNING

There is existing planning to build a workshop/room located behind the garages/loggia

SINGLE BUILDING PLOT

There is an option of an adjoining single building plot.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. Specific to this, we refer you to the adjoining single building plot. Further details on request.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band H.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

