



Peter Clarke

Half A Crown, Moreton Paddox, Moreton Morrell, Warwick, CV35 9BU



- An exceptional detached four bedroom, three bathroom, four reception room single storey residence
- Outstanding mature, mainly walled plot
- Excellent space for a family house and/or entertaining
- Huge further potential to explore extension, addition of outbuildings and/or plot (STPP)
- G.I.A. 3,731 sq.ft. (inc garage)



Offers Based On  
£1,250,000

Sitting on an acre of outstanding mature, mainly walled plot, an exceptional detached four bedroom, three bathroom, four reception room single storey residence. The accommodation is well proportioned and the rooms are generous and flexible in their use. Already creating excellent space for a family home and entertaining, the property has even more potential going forward, and it is the plot, approach and setting that provides the scope.

The property boasts a grand entrance with arched brick and railing walls leading off the approach road, with a long central driveway with lawned gardens and conifers flanking, up to circa 10ft wrought iron gates with matching high brick walls and decorative plinth and ornate decorative balls.

Beyond the entrance gates is a block paved driveway and turning area leading up to the double garage, and separately accessed office to side. On the other side of the driveway is a long "wooded area" that could provide considerable further garden space, driveway to further detached garage or outbuildings, or future plot, all subject to planning permission. It is the quality of the plot that is so remarkable with high brick walls and mature trees and plants, it enjoys a superb degree of privacy and an established back drop.

#### ACCOMMODATION

A solid oak front door (installed 2023) leads to

#### ENTRANCE HALL

#### DINING ROOM

#### SITTING ROOM

With French doors and wood burning stove.

#### CLOAKROOM

#### FAMILY ROOM

#### OFFICE

#### UTILITY ROOM

with Grant oil fired central heating boiler.

#### KITCHEN/BREAKFAST ROOM

with range of base and wall cupboard and drawer units, with large curved central island unit and breakfast bar, space for oven, Britannia six ring hob and stove, stainless steel hood, space for fridge and space for freezer.

#### INNER HALLWAY

#### READING NOOK

#### FOUR DOUBLE BEDROOMS

two with en suites.

#### BATHROOM

#### OUTSIDE

Immediately adjoining the rear of the property is a sitting and entertaining area and terrace, and at the side of the property is a good sized greenhouse, raised beds and there are cold water taps, an irrigation system, external lighting and sockets.

#### ABOVE GROUND POOL

The pool was installed in 2009 and is heated by an air source heat pump

#### DOUBLE GARAGE

with two up and over doors and EV charging point.

#### GENERAL INFORMATION



# Half A Crown, Moreton Paddox



Approximate Gross Internal Area  
 Ground Floor = 293.18 sq m / 3156 sq ft  
 Outbuilding = 22.08 sq m / 238 sq ft  
 Garage = 31.26 sq m / 337 sq ft  
 Total Area = 346.52 sq m / 3731 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.







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