



Peter Clarke

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

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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.



- 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

TENURE: The property is understood to be freehold. There is a maintenance charge of £160 per annum for the shared drive. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating. BT/EE full Fibre to Home 900 Mbps broadband connection. 19 solar panels on a 6kWh system installed in 2023.

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.

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. 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.





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