

Peter Clarke



Brook Lane

Moreton Morrell



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Moreton Morrell CV35 9AT

Fringing the edge of the village stands this versatile and generously sized detached family home which boasts delightful landscaped gardens with good sized driveway, car port and garaging to the fore. The property has easy access to the 'Fosseway' which links the property to popular transport links which includes the M40 corridor.

- An extended four bedroom bungalow
- In a much sought after Warwickshire village
- Breakfast kitchen
- Sitting/dining room
- Dining room/potential fifth bedroom

£535,000

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MORETON MORRELL is an attractive South Warwickshire village comprising of a mixture of period and older properties with more modern homes. Within the village there is a public house and primary/junior school. Excellent shopping and other amenities can be found in the nearby village of Wellesbourne which is approximately 2 miles. Access to the M40 motorway is about 4 miles and the historic towns of Stratford upon Avon, Warwick and Leamington Spa are approximately 7 miles.

APPROACH/FORE GARDEN Set back behind retaining walling with access onto a tarmac driveway offering generous parking, carport area housing oil tank, access to integral garage and steps rising to either side with doors to the main accommodation. The ornamental raised front garden has stone chipped borders with inset shrubs, evergreens and small tree. A double glazed front door offers access to:

STORM PORCH Having feature slate flooring, light point, hardwood framed window and matching door allowing access to:

WELCOMING RECEPTION HALL Hardwood panelling and double doors to cloaks cupboard, door to airing cupboard with shelving and further hardwood door leading off to:

SITTING/DINING ROOM 23' 11" x 22' 2" 'L' shaped max measurement" (7.29m x 6.76m) A delightful reception room with marble fire surround with open grate, double glazed window to the front elevation and superb views over the rear garden, feature ceiling roses and panel glazed interconnecting door to:

BEDROOM FOUR/STUDY 22' 1" x 5' 11" max" (6.73m x 1.8m) A versatile room having double glazed windows to the front and rear elevations, fitted base and wall units along with fitted wardrobes. 'Velux' skylight window.

INTERNAL HALLWAY Having feature slate flooring, double glazed double doors to patio area and panel glazed door to:

DINING ROOM/POTENTIAL FIFTH BEDROOM 16' 4" x 12' 4" (4.98m x 3.76m) Enjoying full views over the rear garden via double glazed window, wooden strip flooring and feature ceiling rose.

BREAKFAST KITCHEN 20' 4" x 12' 1" (6.2m x 3.68m) Having a range of matching door and wall mounted units with roll topped work surfacing incorporating 1 ¼ Stainless steel sink, recessed spot lighting and half glazed door to:

VERANDA/UTILITY Having obscure double glazed windows to one side, matching door to either end, oil fired central heating boiler.

BEDROOM ONE 16' 1" x 11' 8" (4.9m x 3.56m) Enjoying rural/countryside views via double glazed window to one side, fitted single wardrobe/cupboard storage, feature ceiling rose.

BEDROOM TWO 12' 8" x 9' 11" (3.86m x 3.02m) Having double glazed window to one side, fitted wall unit to one side with double base units with shelving over, corner wash hand basin, fitted single wardrobe /cupboard and feature ceiling rose.

FAMILY BATHROOM 8' 6" x 8' 7" (2.59m x 2.62m) Having a full traditional suite which comprises a corner bath with shower unit over, full height tiling to all walls to a low flush WC, bidet, wash hand basin with fitted cabinet beneath and obscure double glazed windows to side elevation.

BEDROOM THREE 13' 1" x 8' 5" (3.99m x 2.57m) A cosy double bedroom benefitting from a fitted double wardrobe, double glazed windows to side and rear elevations.

SHOWER ROOM Having floor to ceiling tiling to a traditional suite which comprises a pedestal wash hand basin, low flush WC, corner shower cubicle to slate effect flooring with fitted shower unit and frosted double glazed window to one side.

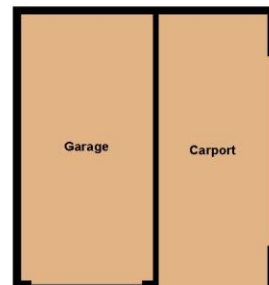
OUTSIDE

ENVIABLE WALLED GARDEN Immediately to the rear of the property is external light, power point and water supply, A

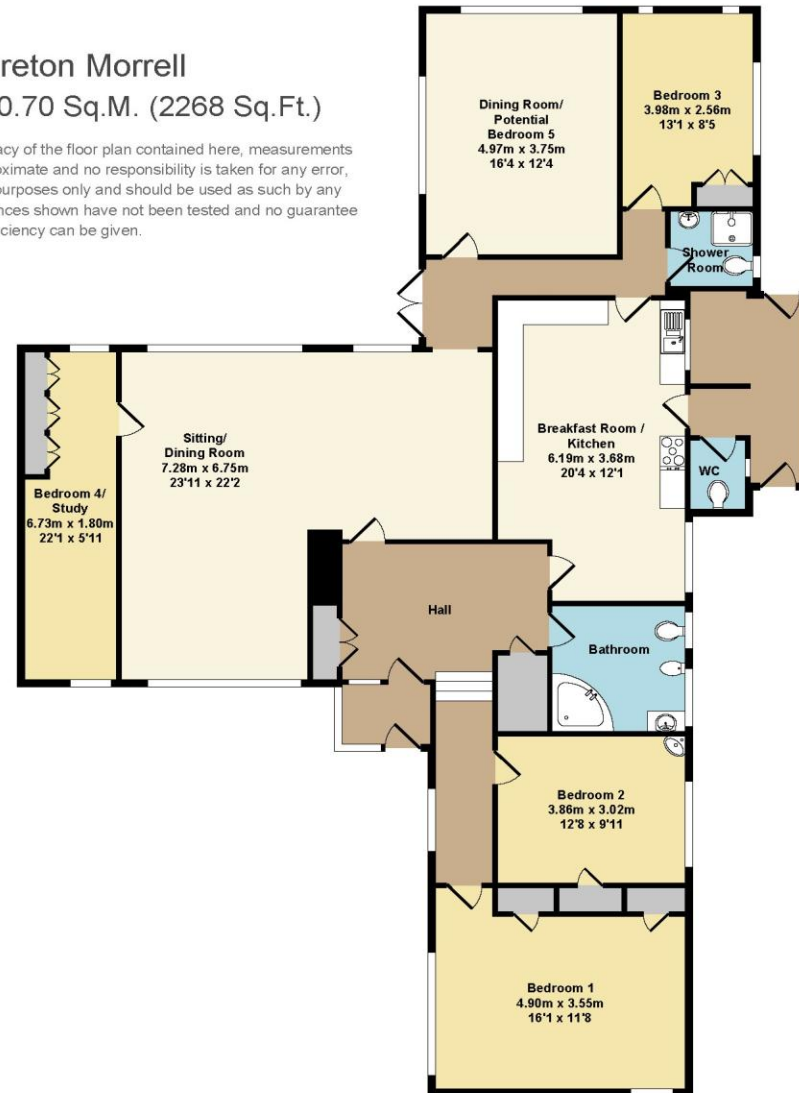


Brook Lane, Moreton Morrell Total Approx. Floor Area 210.70 Sq.M. (2268 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Lower Ground Floor
Approx. Floor
Area 26.70 Sq.M.
(287 Sq.Ft.)



Ground Floor
Approx. Floor
Area 184.0 Sq.M.
(1981 Sq.Ft.)



generous sized patio area has retaining walling with steps rising to the main garden area that is mainly laid to stone chipped borders with inset ornamental plants, shrubs and small trees To the rear of the garden is a generous sized garden shed with gated side entry, walk through pergola and all enjoying private outlook to one side and the rear.

INTEGRAL GARAGE Having access via metal up and over door from the front driveway with window to one side.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains electricity, water and drainage are connected to the property. However, this must 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.

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

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

DIRECTIONS: From the centre of the village proceed past the village Inn and primary school and take the first turning on the right into Brook Lane, continuing down a slight incline and the property can be found on the right hand side at the end of the road, recognisable by the Agents for sale board.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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 representations 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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.





Peter Clarke

Six offices serving South Warwickshire & North Cotswolds