



GODFREY-PAYTON
CHARTERED SURVEYORS



Holly Cottage Moreton Paddox

Warwick, CV35 9BU

Guide price £995,000



Holly Cottage Moreton Paddox

Moreton Morrell, Warwick, CV35 9BU

'Holly Cottage' offers an enviable location at the fore front of a desirable private estate on the fringe of truly delightful Warwickshire countryside. The property boasts easy access to the Fosseway conveniently linking the property to Warwick, Leamington Spa and Banbury and all their amenities, whilst the M40 motorway corridor and Local railway stations offer regional links to London and Birmingham centres of commerce. We are advised that there are bus connections for Kineton High School, Grammar schools in Stratford upon Avon and other popular Warwickshire schooling to the area. We highly recommend immediate viewing to appreciate the high level of finish throughout this 4/5 bed roomed early 20th century family home set within a superb and enviable location making this property a highly desirable residence. The property will benefit a purchaser by offering 'No Chain'.
(The main front photo depicts the rear elevation of the property).

Approach

The property is located along a private drive of exclusive country residences set back from the road behind a mature hedgerow screening the front of the property with access onto a multi vehicle driveway. The front of the property has a canopy covered front entrance and traditional door allowing access to the main accommodation.

Entrance Hall

A delightful focal point of the ground floor which enjoys a inset log burner fire with raised hearth, solid wood staircase rising to the first floor with storage cupboard beneath and engineered Walnut flooring.

Guest Cloakroom

Complimented by feature tiled flooring and wall tiling to a low flush WC, wall mounted wash hand basin.

Charming Sitting Room

This superbly appointed family room enjoys private views from triple glazed windows over the rear garden and triple glazed window to one side, engineered walnut flooring extending to an inset log burner with brick fireplace and inset timber mantle and window to front elevation.

Dining Room

Offering views and access to the rear garden via wide double glazed French doors and enjoying engineered Oak flooring.

Home Office/Potential Bedroom 5

A versatile room with featured engineered Oak flooring and triple glazed window to front elevation and benefiting from a wired LAN point.

Vestibule/Cloakroom

Having access to one side via a double glazed courtesy door, glazed paneled door and ceramic tiled flooring which extends through to:

Impressive Breakfast Kitchen

This enviable fully fitted family kitchen offers a comprehensive range of high gloss 'soft close' floor and wall mounted units neatly incorporating several corner carousel pullout shelving units, recessed areas ideal for housing appliances and range cooker, under unit lighting, extensive granite countertops with sunken 'Belfast' sink, tall larder unit, extending breakfast bar area and inner hallway with door to storage cupboard and views to one side and rear via triple glazed windows.

First floor Landing

Having 'Velux' skylight window, hatch access to loft space, door to airing cupboard and engineered walnut flooring.



Principle Bedroom

Enjoying a truly delightful view over the private rear garden via a triple glazed dormer window with window seating area which offer storage beneath, mirror fronted wardrobes neatly concealing access to:

Ensuite

Having fitted wardrobe storage to one side, tiled and engineered walnut flooring, double width shower cubicle with 'Rainwater' shower head and shower unit with sliding door, complimentary wall tiling to a low flush WC, wall mounted wash hand basin with fitted storage cupboards beneath, chrome heated towel rail and triple glazed dormer window to front elevation.

Bedroom Two

Having side and rear views via triple glazed windows and feature laminate flooring

Bedroom Three

Having laminate flooring and dual aspect views over the rear garden and to one side via triple glazed windows.

Bedroom Four

Having triple glazed window to front elevation and laminate flooring.

Study

Having taylor made work station to one side, 'Velux' Skylight window, engineered walnut flooring and wired LAN point.

Family Bathroom

Having feature flooring which extends to a white suite which comprises a paneled bath complimentary wall tiling which extends to a low flush WC with concealed system, vanity wash hand basin with storage beneath, chrome heated towel rail and triple glazed window boasting views over the rear garden.

Mature rear garden

This truly delightful easterly facing garden enjoys extensive predominantly lawned garden area with a wealth of evergreen borders, mature trees and hedgerows offering superb privacy to all aspect, paved patio area and gravel pathway extending to gated side entry. The garden benefits from a concrete constructed outbuilding which provides power/lighting and a tree house is also included in the sale.

Double Garaging

Having access via a roller shutter door from front driveway and up & over garage door from the rear garden. The garage offer generous storage accompanied by power and lighting.

Services

All main services are connected except gas whereby the heating is by means of oil fired central heating, whilst there is mains drainage to the property, Fibre Optic connection cable and EV charging point.

Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to confirm this via their legal representative. The property will be sold with vacant possession.

Local Authority

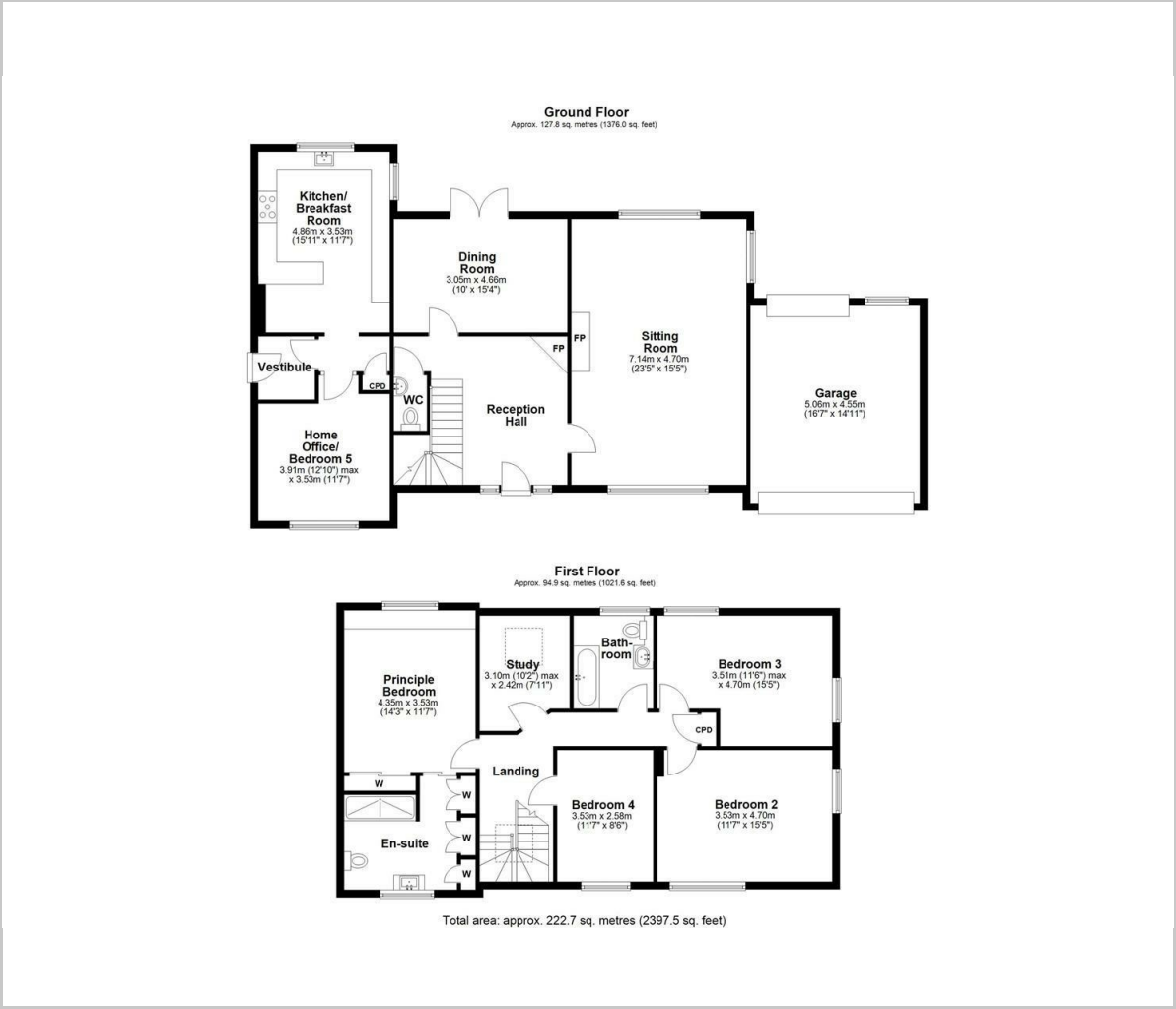
Warwickshire District Council
Town Hall, Parade, Royal Leamington Spa, CV32 4AT

Warwick County Council
Shire Hall, Warwick, CV34 4RL.





Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

25 High Street, Warwick, Warwickshire, CV34 4BB
Tel: 01926 492511 Email: warwick@godfrey-payton.co.uk <https://www.godfrey-payton.co.uk/>

Area Map



Energy Efficiency Graph

