



MORETON MORRELL

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**41 OAKTREE CLOSE
MORETON MORRELL
WARWICKSHIRE
CV35 9BB**

3 miles from Wellesbourne village centre
8 miles to Stratford-upon-Avon
6 miles to Warwick and Leamington Spa
5 miles to Junction 12 of the M40 motorway at Gaydon

**A STYLISH, BEAUTIFULLY PRESENTED,
THREE-BEDROOM PROPERTY,
OVERLOOKING AN AREA OF
LANDSCAPED PARKLAND**

- Entrance Hall
- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Enclosed landscaped Garden
- Private Driveway with EV charger
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Moreton Morrell lies approximately mid way between the larger villages of Kineton and Wellesbourne, both of which offer a wide range of facilities, including, pubs, restaurants, shops, medical facilities and educational facilities. Moreton Morrell offers a popular primary school and community run Public House, Agricultural College and A Real Tennis Club.

The nearby larger towns of Stratford-upon-Avon and Leamington Spa, offer a wider range of services and facilities.

The B4455 Fosse Way lies a short distance to the East of the property which provides access to the M40 Motorway to the North and The Cotswolds Hills to the South.

41 Oaktree Close is situated in a quiet quadrant of similar mid-20th century homes overlooking a mature landscape area of parkland. The property comprises an exceptionally well presented mid-terrace two storey home, with the current owners having undertaken considerable updating and improvement works during their period of ownership, resulting in a stylish, bright and spacious property in this desirable south Warwickshire village.

Recent works include; redecoration and flooring, updated bathroom, conversion of the loft into a useful storage space, addition of the private drive to the front, and landscaping of the enclosed garden to the rear.

GROUND FLOOR

Entrance Hall with tiled floor, under stairs storage space and part-obscured glazed front door. **Living Room** double aspect to front and rear of the property with a delightful view over the landscaped parkland in the centre of Oak Tree Close Wood effect flooring, built-in media unit with cupboards and illuminated display cabinets. **Kitchen** fitted with a matching range of gloss units under quartz worktops to three walls and incorporating a Belfast style sink with drainer to side and mixer tap. Range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, inset electric hob with double electric oven under, extractor hood over and space for fridge freezer. Tiled floor, outlook and part-glazed door opening to rear garden.

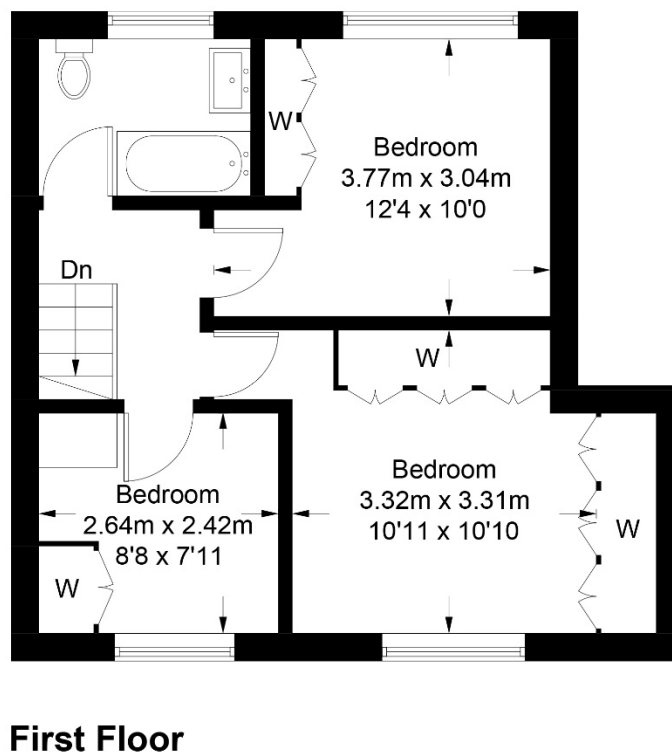
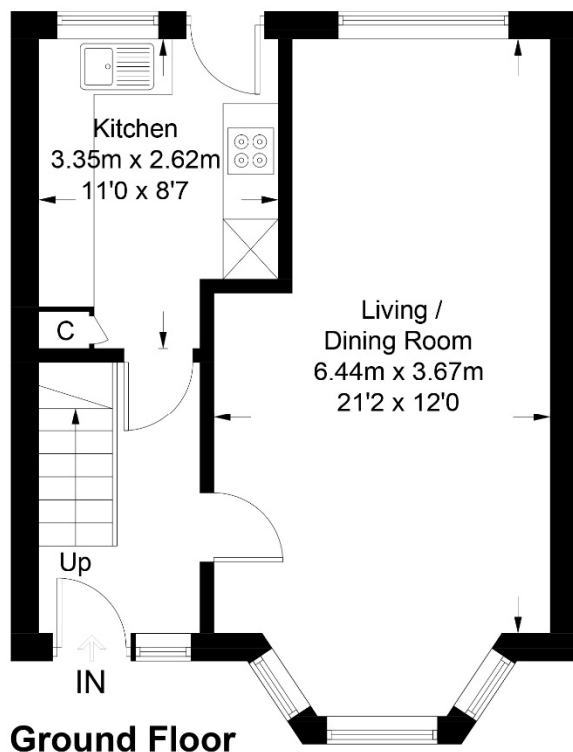
FIRST FLOOR

Landing with access to loft which has been boarded and fitted with light and power supply. **Bedroom One** outlook to the front and fitted with a range of bedroom furniture including wardrobes, drawers and shelving. **Bedroom Two** outlook to the rear and fitted with wardrobe cupboards. **Bedroom Three** outlook to the front and fitted with wardrobe cupboard. **Bathroom** with panelled bath, mixer tap and separate shower unit over with glazed shower screen. Wash basin set to vanity unit with storage under, close coupled WC, towel radiator, obscured glazed window, extractor fan and illuminated mirror.

OUTSIDE

To the front of the property, a private gravel driveway provides parking for two vehicles with outside light and electric car charging point. A shared passageway to the site leads to an enclosed rear garden, landscaped to include a paved terrace running the full width at the rear of the property, raised flower beds and step leading up to a lawn, with additional paved patio to the far end of the garden. Outside lighting and water supply.





Approximate Gross Internal Area = 76.3 sq m / 821 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1335146)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. LPG Gas fired central heating.

Ofcom Broadband availability: *Superfast*.

Ofcom outdoor Mobile coverage good: *EE & Vodafone*.

Poor to Variable for *Three and O2*

Council Tax

Payable to Stratford District Council, Listed in Band E

Energy Performance Certificate

Current: 45 Potential: 57 Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions

CV35 9BB

From the village centre and the Black Horse Pub, proceed North through the village and down the hill where the turning into Oaktree Close will be found on the left. Proceed into the close where the property will be found on the left-hand side overlooking the area of green parkland.

What3Words:

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CS2347/24.09.2026

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