

# MORETON HOUSE

MORETON MORRELL, WARWICKSHIRE









# Moreton House

## Moreton Morrell, Warwickshire

A handsome, Grade II Listed, edge of village, house with rural views sitting in 3.4 acres

### GROUND FLOOR

Reception Hall • Drawing Room • Dining Room • Sitting Room • Snug • Orangery  
Kitchen/Breakfast Room • Utility Room • Pantry • Cloakroom • Cellar • Boiler Room

### FIRST FLOOR

Principal bedroom suite • Guest bedroom with adjoining bathroom • Two further double bedrooms • Family bathroom

### SECOND FLOOR

Two bedrooms • Bedroom seven / office

### OUTSIDE

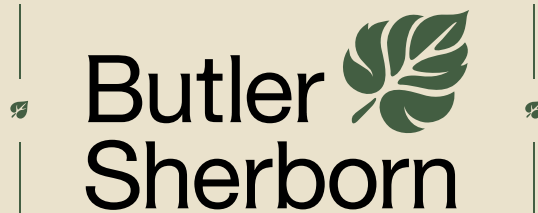
Double garage • Coach house with Dovecote above • Workshop and garden stores • Extensive mature gardens  
Floodlit tennis court with summerhouse and ponds • Walled vegetable garden and greenhouse

#### The London Office

40 St James's Place,  
London, SW1A 1NS

T 0207 839 0888  
E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)



#### Stow-on-the-Wold Office

Parklands House, Park Street,  
Stow-on-the-Wold, Gloucestershire, GL54 1AQ

T: 01451 830731  
E: [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)





## DESCRIPTION

Moreton House is an elegant Grade II Listed village house with Georgian origins positioned in the heart of the village conservation area. The property with a handsome limestone frontage and brick wing has a wealth of period features throughout including open fireplaces, sash windows with shutters and an elegant central staircase. Moreton House offers buyers the best of both being a true village house to the front, and then to the rear a more private rural property with views over the neighbouring countryside.

The current owners have maintained the property to a high standard and have undertaken significant improvements which include the addition of the more modern kitchen / breakfast room and orangery both of which have underfloor heating. Internally the accommodation is spread over three floors and is a fantastic mixture of formal reception rooms with grand proportions, leading off the magnificent reception hall. There are also smaller more cosy rooms and the modern kitchen / breakfast room with large island, Aga and orangery, both of which open out onto the formal gardens. On the first floor the principal bedroom suite is a real feature with impressive proportions and views out over the gardens and countryside beyond. The other bedrooms offer a flexible mix of guest suites and family bedrooms. Bedroom seven is currently used as an office but could provide an additional bedroom suite spread over two levels.

Outside the wrought iron gates with brick pillars open up onto a large gravel parking area bordered by mature yew hedging. The brick outbuildings are currently used as garaging and workshop but have scope of additional ancillary accommodation. The more formal gardens with York stone terracing, ornate box and Yew hedging wrap around house which include the walled vegetable garden and ornate fish pond. Sweeping lawns bordered by established beds and mature





trees lead down to the brick Ha-ha. Ornate steps flow onto the open grassland running down to the two interconnecting ponds. Within the grounds there is a hard floodlit tennis court with a timber summerhouse.

## TENURE

Freehold with vacant possession

## SERVICES

Mains water, electricity and drainage are connected and Oil fired central heating. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## WAYLEAVES & EASEMENTS

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## LOCAL AUTHORITY

Stratford on Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HX.

T : 01789 267575 | W: stratford-dc.gov.uk



## COUNCIL TAX

Band C

## VIEWINGS

Please telephone Ben Way at Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E [ben@butlersherborn.co.uk](mailto:ben@butlersherborn.co.uk)





## DIRECTIONS (CV35 9AR)

From the Fosse Way roundabout (A429 & B455) head south and after approximately 1.6 miles take the right hand turning to Moreton Morrell. After around 0.5 mile turn left at the T Junc-tion and the gates to Moreton House will be on the right hand side.

**what3words:** ///slack.apparatus.rudder



### Towns

Stratford-upon-Avon 8.5 miles  
Banbury 19 miles  
Leamington Spa 6.9 miles  
Shipston on Stour 11.6 miles



### Schools

Warwick Prep School  
The Croft, Stratford-upon-Avon  
Arnold Lodge, Leamington Spa  
Kingsley School, Leamington Spa  
Warwick and Kings High, Warwick  
Stratford Grammar



### Train Stations

Warwick Parkway 9 miles  
Banbury 19 miles  
Moreton in Marsh 17 miles



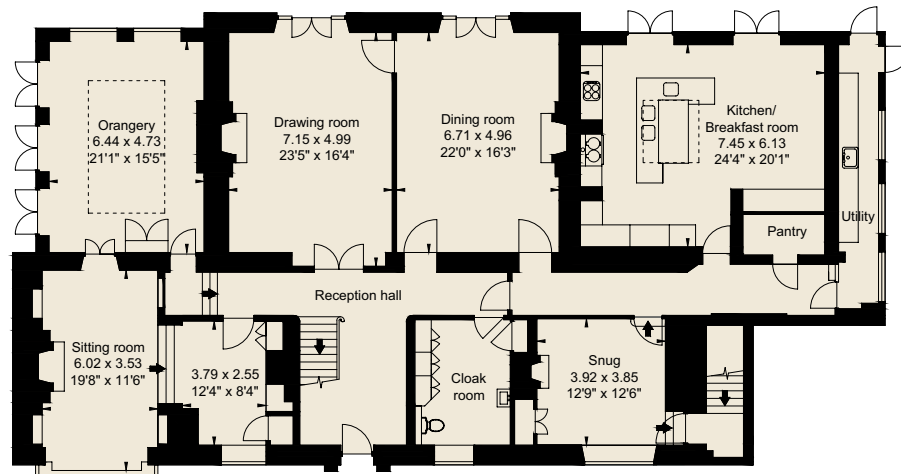
### Pubs

The Black Horse, Moreton Morrell  
The Antelope, Lighthorne 1.9 miles  
The Royal Oak, Whatcote 9.3 miles  
The Fuzzy Duck, Armscote 9.2 miles

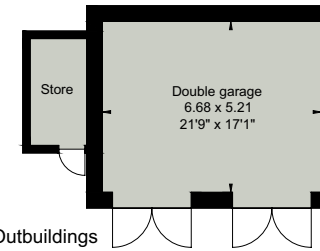
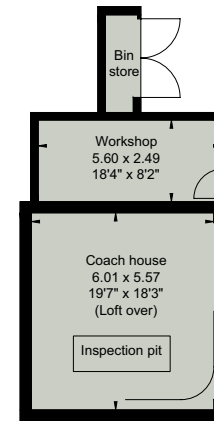


### Members Clubs

Daylesford Organic 23 miles  
Soho Farmhouse 23.5 miles



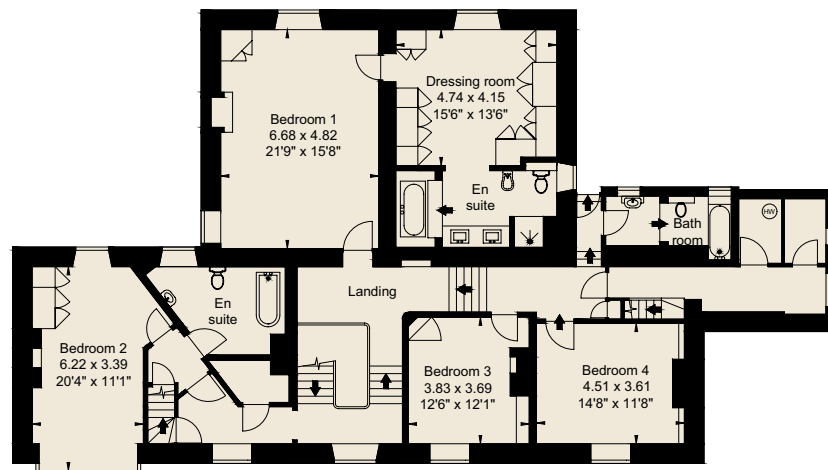
Ground floor



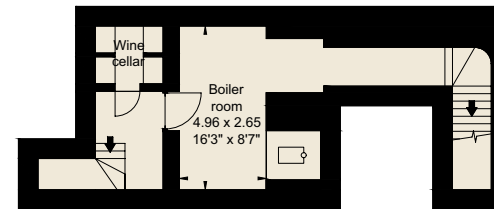
Outbuildings  
Not shown in  
actual location /  
orientation

## Moreton House, Moreton Morrell

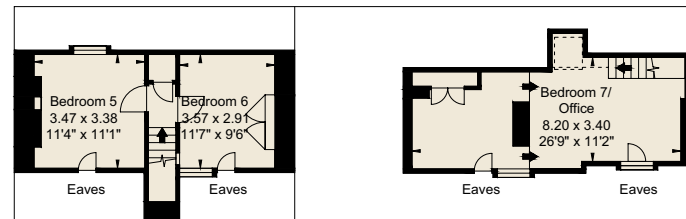
Gross internal area (approx):  
House: 607 sq m (6,535 sq ft)  
Outbuildings: 95 sq m (1,024 sq ft)  
Total: 702 sq m (7,559 sq ft)  
For identification only. Not to scale  
© www.cotswoldplans.co.uk 01386 430176



First floor



Cellar



Second floor

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