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SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT





TOP ACRE MORETON PADDOX WARWICKSHIRE CV35 9BS

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

**A SUBSTANTIAL DETACHED
PROPERTY OFFERING MUCH
POTENTIAL STANDING IN GARDENS &
GROUNDS OF 1.25 ACRES**



- Entrance Porch
- Reception Hall
- Guest WC
- Kitchen / Breakfast Room
- Sitting Room
- Dining Room
- Utility
- Store Room
- Five Bedrooms
- Two Bathrooms
- Large Gardens
- Double Garage
- Boiler Room
- Summerhouse
- EPC Rating E

VIEWING STRICTLY BY APPOINTMENT
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Moreton Paddox 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. The neighbouring village of Moreton Morrell approximately 1 mile distant offers a popular primary school and community run Public House.

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.



Top Acre comprises a substantial detached two storey house, understood to have originally been constructed in the mid 1960's as a two storey contemporary flat roof home typical of the era. During the mid 1990's the property underwent a substantial redevelopment which included the addition of a first floor, pitched roofs and outside swimming pool.

The property now offers opportunity for further extension, modernisation or redevelopment (subject to necessary planning permissions), set in mature level gardens and grounds of over 1.25 acres.

GROUND FLOOR

Entrance Porch with marble tiled floor and obscured glass door opening to **Reception Hall**. Vaulted ceiling to first floor, obscured glazed door to front garden, range of built-in wardrobe cupboards and storage. **Sitting Room** is a bright double aspect room with outlook to the South facing rear garden, feature log burning stove set to flagstone hearth and connecting double doors to: **Dining Room**. Double aspect to the rear garden with patio doors. Solid fuel stove set to granite fireplace with matching granite hearth, built-in storage cupboards with serving hatch to Kitchen. **Kitchen/Breakfast Room** is double aspect to front and rear, fitted with a range of matching units to all walls under granite effect worktops. Matching breakfast bar and central island. Stainless steel 1 1/2 bowl single drainer sink, integrated dishwasher, electric

cooker point with extractor hood over, integrated undercounter fridge, matching wall cupboards and display cabinets over, tiled splash backs. **Utility** with window to front, wall-mounted Belfast sink, space and plumbing for washing machine and space for tumble dryer to side. **Guest WC** fitted with low-level WC and obscured glazed window. **Store Room** with electric wall-mounted heater, storage cupboards and obscured glazed window to side. **Bedroom Four** double aspect to side and rear of the property with range of built-in cupboards. **Bedroom Five/Study** double aspect to side and rear of the property with patio doors to garden and built-in wardrobe cupboards. **Shower Room** fitted with large shower cubicle with glazed sliding doors, WC, wash hand basin set to vanity unit with cupboards under, tiled walls, towel radiator and obscured glazed window.

FIRST FLOOR

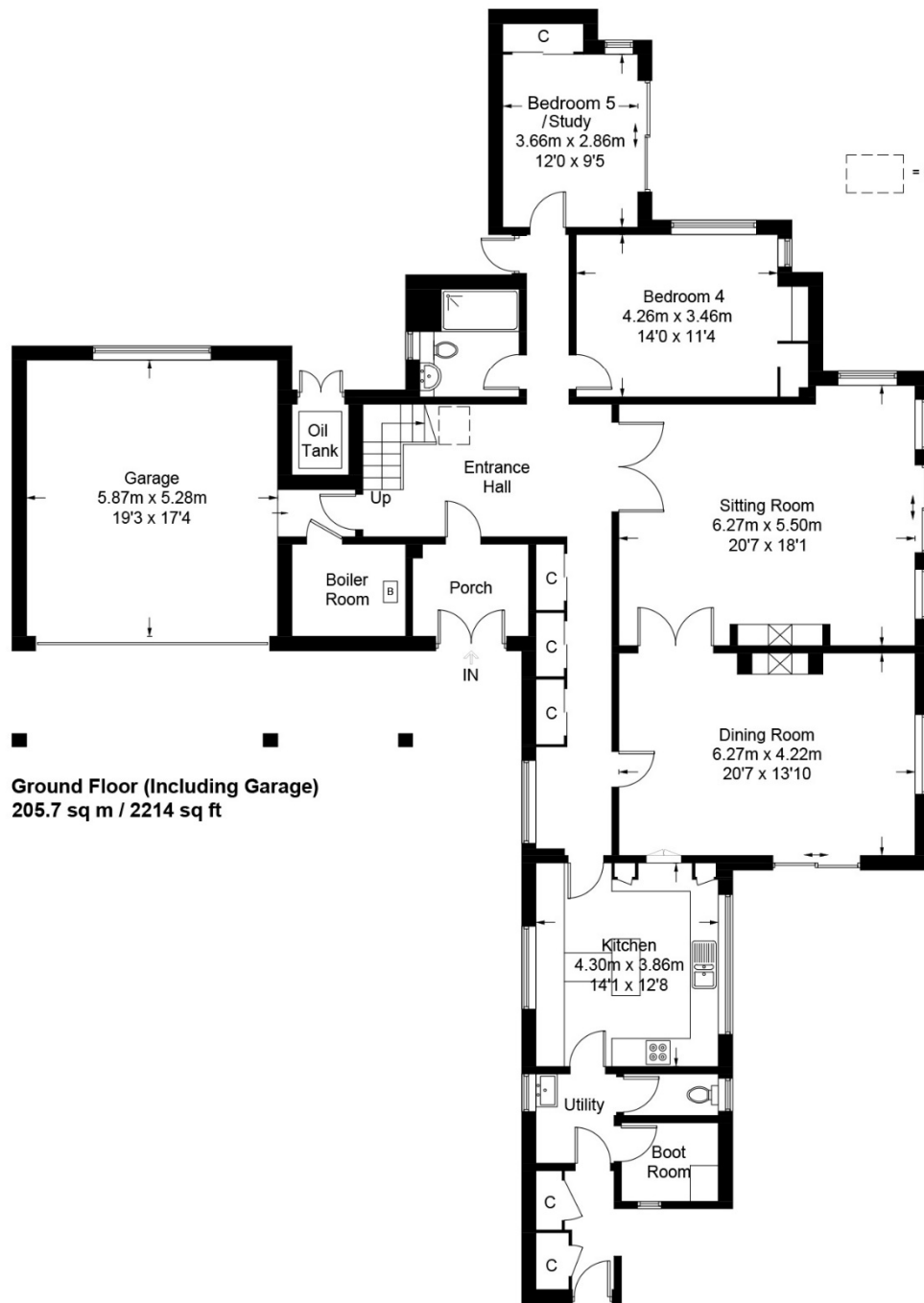
Gallery Landing with window to front. **Bedroom One** outlook to the rear of the property and range of built-in full height wardrobe cupboards to three walls. **Bedroom Two** double aspect to side and rear of the property with built-in wardrobe cupboards. **Bedroom Three** outlook to the side of the property and door into loft storage space with electric light. **Bathroom** fitted with panelled bath with central tap and shower head, WC, wash hand basin set to vanity unit with cupboards under, obscured glazed windows to two sides and built-in airing cupboard with hot water cylinder.

OUTSIDE

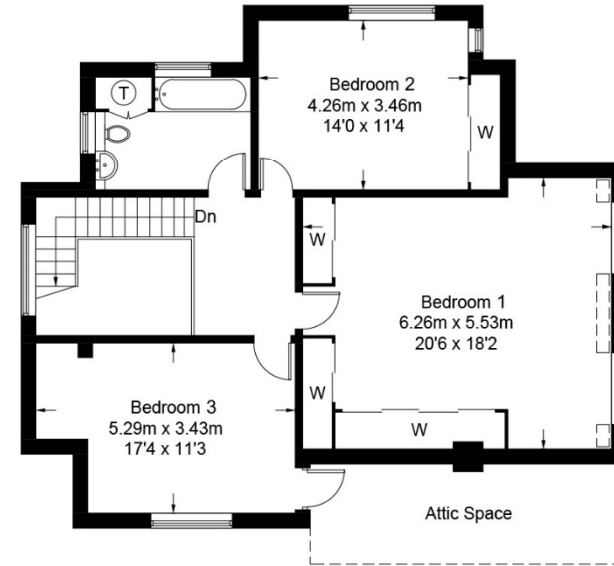
The gardens and ground surround the property to all sides with ornamental trees, shrubs and flowerbeds. Outside lighting and timber built **Garden Shed**. The front and rear gardens are separated by brick built walls and 6' timber fence providing an enclosed rear garden. A large paved terrace joins the rear of the house with former swimming pool and timber built **Summerhouse**, fitted with electric power and filtration system for the former swimming pool. The large South facing rear garden with mature trees, shrubs and bushes in total amounting to approximately 1.25 acres.





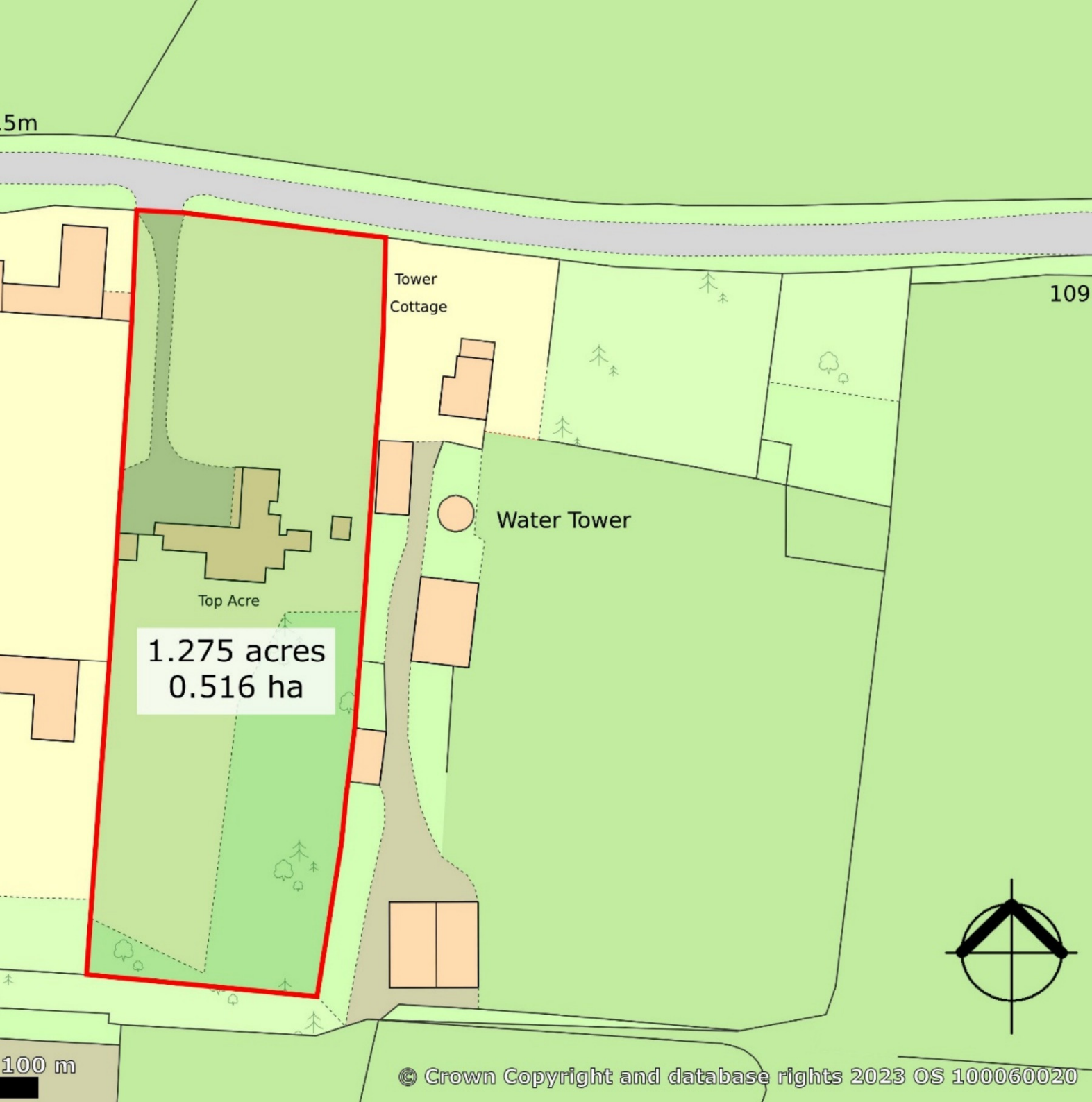


= Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area = 296.4 sq m / 3190 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID978280)



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB: It is understood a historic right of way crosses the rear garden.

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by Oil fired boiler in the Boiler Room.

Council Tax

Payable to Stratford District Council.
Listed in Band G

Energy Performance Certificate

Current: 42 Potential: 78 Band: E

Fixtures and Fittings

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

Directions

CV35 9BS

From the B4455 Fosse Way, take the Wellesbourne Road turning to Moreton Paddox and the house will be found as the second property on the left hand side.

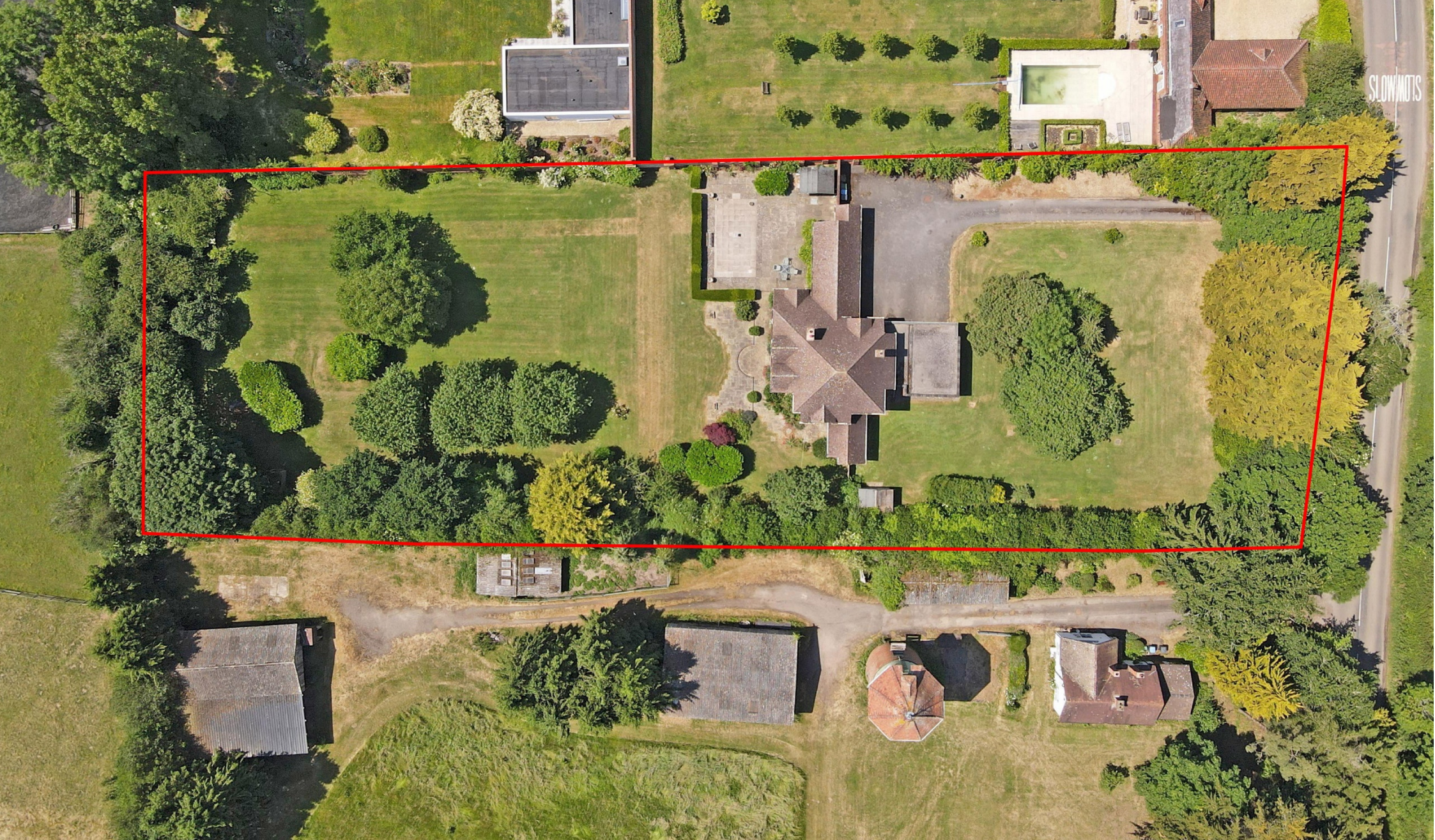
What3Words:

[///spare.painters.wildfires](#)

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, measurements or distances we have referred to are given as a guide only and are not precise.

CS2204/03.07.2023



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