

Peter Clarke



Fairlawns Moreton Paddox, Warwick, CV35 9BU





Moreton Paddox is a highly regarded residential area, known for its mature gardens and a rich variety of trees that remain from the original estate landscaping. The exclusive community was once part of a grand country estate which was gradually divided and sold following the demolition of the mansion in the 1950s. Over time the grounds were thoughtfully developed with individually-designed homes and characterful conversions of some of the former estate and farm buildings.

The nearby village of Moreton Morrell is charming and picturesque, nestled in the heart of the Warwickshire countryside. There is a boutique pub on the main street as well as a primary school, agricultural college, parish church and Real Tennis Club. The village of Wellesbourne is a short distance away and provides an even larger list of amenities. There are a range of high-quality state, private and grammar schools in the area.

- Converted country house with five bedrooms and three bathrooms
- Five reception rooms, kitchen/breakfast room, and utility room
- Parkland front lawn with mature cedar trees, Japanese landscaped front garden with water feature and walled side garden
- Private, gated front driveway, side driveway and triple garage with electric doors
- Adjacent equestrian 5.6 acre paddock with new stable, field shelter and tack room
- 4,400 sq.ft. including garage
- NO CHAIN



Guide Price £1,450,000





## SITUATION

Transport services are excellent as junction 12 of the M40 is less than six miles away and Leamington Spa train station which provides regular services into London and Birmingham is less than eight miles away.

The property is conveniently located approximately eight miles from Stratford-upon-Avon, Warwick and Leamington Spa. The Fosse Way lies a short distance away for access to The Cotswolds which can be reached in less than 25 minutes. Soho Farmhouse, a private members club near Chipping Norton is located 22 miles away.

## ACCOMMODATION

This elegant 4,400 sq. ft (inc garage) country house offers spacious family living in a tranquil Warwickshire setting. Large open living spaces are situated on the ground floor with five separate reception areas offering fantastic versatility. Upstairs the principle bedroom is one of five bedrooms and provides a touch of luxury with an en-suite bathroom, a dressing room and large, walled private roof terrace.

A spacious entrance hallway welcomes you into the home, leading to a generously-sized living room that flows through to the formal dining room and into the kitchen creating a seamless space for entertaining and everyday life. Throughout the property are integrated ceiling speakers with full cinema surround speakers in the sitting room walls. The kitchen is well-appointed with plenty of built in units, a breakfast bar and a large pantry. A separate wing off the hall provides a cosy snug featuring a contemporary log burner, perfect for relaxing evenings. A light-filled garden room with dual aspect French doors provides a peaceful retreat with views across the grounds and walled garden. A dedicated large study / music room offers a quiet workspace. A useful utility room and cloakroom completes the ground floor.





Upstairs, there are five well-proportioned double bedrooms and three bathrooms. Two of the ensuite bedrooms enjoy access to a stunning walled roof terrace for relaxing and stargazing, including the principle bedroom which also has the bonus of a dressing room. The bedrooms are all finished to a high standard offering a large number of fitted wardrobes and the bathrooms are modern and well maintained.

The home is in excellent condition throughout, benefiting from quality materials and consistent upkeep, offering comfort, charm, and space in a desirable countryside location.

## **OUTSIDE**

Fairlawns is approached through a stunning archway with an electric gate. The house enjoys lovely parkland views around the expansive grounds including a large front garden and an additional side walled garden, together totalling around one acre. The side walled, landscaped and decked garden features a character, substantial shed with its own power supply. The garden also benefits from outdoor lighting and a sunken trampoline.

At the end of the garden lies an adjacent substantial dry, flat paddock of approximately five and a half acres, complete with a stable, field shelter and tack room with kickboards and stable matting which is perfect for horses.

There is ample parking for several vehicles at both the front and side of the property in addition to a triple garage.

## **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. There is an annual service charge of circa £816pa. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. There is an LPG communal tank for gas supply to the property.

**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:** D. A full copy of the EPC is available at the office if required.

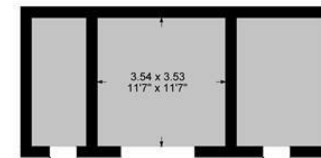
**VIEWING:** By Prior Appointment with the selling agent.



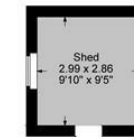




## Fairlawns



Stable Tack Field Shelter



Shed

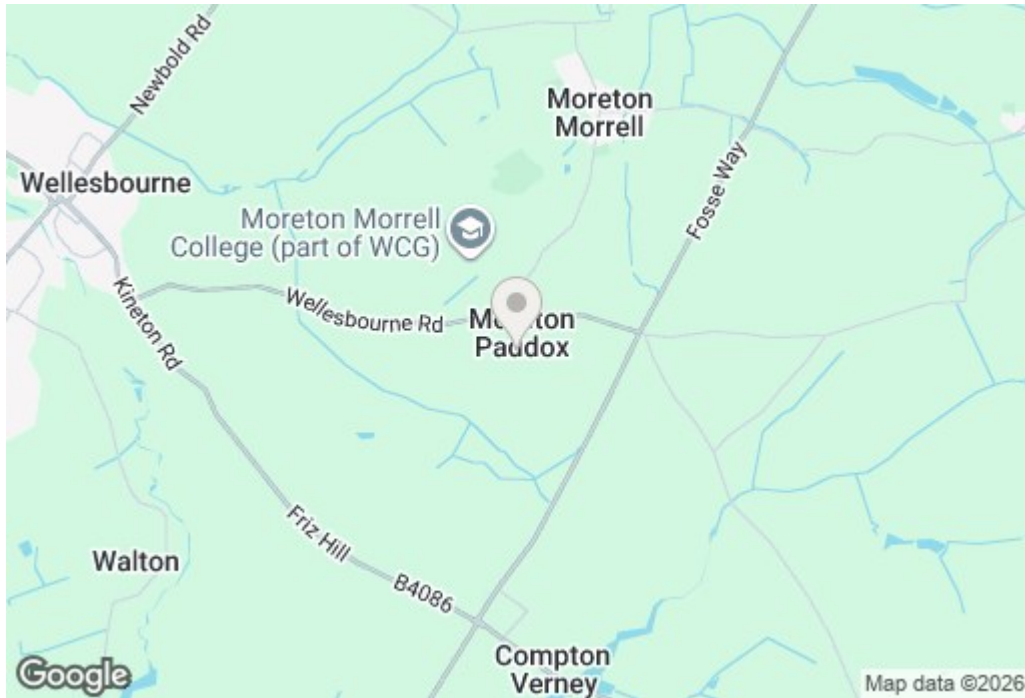
Approximate Gross Internal Area = 409.30 sq m / 4406 sq ft

Field Shelters = 28.60 sq m / 308 sq ft

Total Area = 437.90 sq m / 4714 sq ft (Excluding Shed)

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





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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 presentations 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. 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 and 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.



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