



**VAUGHANREYNOLDS**  
ESTATE AGENTS

3 Chestnut Grove  
Moreton Morrell, Warwick, CV35 9DG





## The Property

This well presented four bedroom detached house which has been well maintained by the current owners. This modern property comprises a spacious, welcoming entrance hall, ground floor cloakroom, dual aspect living room with feature fireplace, study and fully fitted kitchen/dining area leading to the utility room.

To the first floor there are four bedrooms, one of which has an en-suite shower room. There is also a modern family bathroom.

The rear garden, which is enclosed, primarily features a lawn, complemented by a paved patio area that is perfect for outdoor gatherings. This garden includes three apple trees, a pear tree, and a cherry tree, as well as a stunning, well-established wisteria.

The boundaries are defined by timber fencing and brick walls, with a gate that leads to the driveway and a personnel door that opens into the garage.







## The Location

The delightful village of Moreton Morrell is ideally located near Moreton Morrell College and just 3 miles from the well-established village of Wellesbourne, which is situated 5 miles east of Stratford upon Avon and approximately 6 miles south of the County Town of Warwick, as well as 7 miles from Leamington Spa.

In Wellesbourne, you can find a range of local amenities, including various shops, a Post Office, a Co-op, a Sainsbury, pubs, churches, a medical centre, a library, a primary/junior school, and bus services to nearby towns.

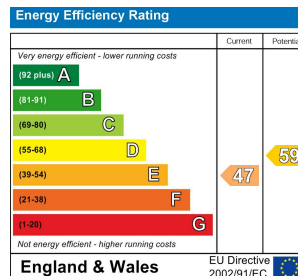
You can access the M40 motorway from junction 13 (southbound only) or alternatively from Gaydon or Longbridge.





Total area: approx. 130.6 sq. metres (1406.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

**Agents Note:** We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** The property is Freehold with vacant possession upon completion of the purchase.

**Services:** Water, electric and drainage are understood to be connected to the property. LPG central heating.

**Local Authority:** Stratford, Council Tax Band F

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