

VAUGHANREYNOLDS
ESTATE AGENTS

Moreton House
Moreton Morrell

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



Moreton House, Moreton Morrell, Warwick, Warwickshire, CV35 9AR

Moreton House combines elegant Georgian architecture with beautifully considered contemporary enhancements. Set within approximately 3.41 acres of mature gardens and grounds, this remarkable country home extends to over 6,500 sq ft across three principal floors, offering an outstanding blend of period grandeur and modern family living.

Accommodation

- * Grand Reception Hall * Four Elegant Reception Rooms
- * Orangery * Bespoke Kitchen/Breakfast Room * Utility Room & Pantry
- * Cloakroom * Extensive Cellarage & Boiler Room
- * Principal Bedroom Suite with Dressing Room & En Suite
- * Five/Six Further Bedrooms * Two Additional Bath/Shower Rooms (one en-suite)

Grounds & Amenities

- * Beautifully Landscaped Mature Garden & Grounds
- * Interconnecting Spring-Fed Ponds * Walled Kitchen Garden & Greenhouse
- * Floodlit Hard Tennis Court * Timber Summerhouse
- * Traditional Outbuildings including double garage, additional garaging,
- * Former Coach House with Dovecote * Workshops & Garden Stores



6



6



3



3.41
acre(s)

Positioned at the heart of the village conservation area, Moreton House is a handsome limestone residence with later brick additions beneath a slate roof, embodying the timeless elegance of its Georgian origins. Rich in architectural heritage, the house retains an abundance of original features including sash and casement windows with shutters, open fireplaces, intricate corning, parquet flooring, deep skirting boards and an elegant staircase rising through the centre of the home.

The current owners have undertaken an exemplary programme of enhancement, most notably the addition of a bespoke kitchen/breakfast room and a stunning

orangery, both benefiting from underfloor heating. The orangery further enjoys air conditioning and automated blinds, creating a wonderfully versatile entertaining space throughout the seasons.

Internally, the house offers beautifully proportioned accommodation with impressive ceiling heights and an exceptional sense of natural light. Formal reception spaces sit effortlessly alongside relaxed family living areas, creating a home equally suited to grand entertaining and everyday comfort.



The magnificent reception hall creates an unforgettable first impression, leading to a series of elegant living spaces including the drawing room, formal dining room and garden-facing orangery. A cosy snug offers warmth and intimacy during the winter months, while the green sitting room provides an ideal setting for a study or home office.

At the heart of the home lies the handcrafted kitchen/breakfast room, complete with a traditional two-oven Aga and designed for informal gatherings and family life. The substantial cellarage provides excellent ancillary storage and utility space.

The principal bedroom suite enjoys glorious west-facing views across the gardens and includes a walk-in dressing room and luxurious en suite bath and shower room. Five further bedrooms

and additional bath/shower rooms are arranged across the upper floors, with the second floor offering particularly flexible accommodation for teenagers, guests or an au pair. One bedroom is currently arranged as a dedicated home office.

Outside, the landscaped gardens are a defining feature of Moreton House, providing exceptional privacy and a picturesque setting. A mature yew hedge screens the front elevation, while a gravel driveway and parking area sit discreetly to the side.





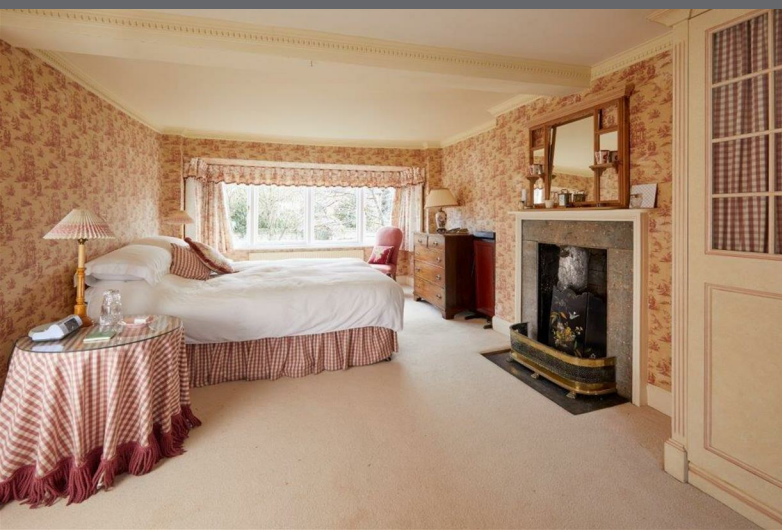
Further features include ornamental ponds with water fountains, secluded seating terraces, a productive walled vegetable garden with raised beds and greenhouse, and a charming ha-ha leading to open grassland and two interconnecting spring-fed ponds beyond.

The floodlit hard tennis court and timber summerhouse complete the lifestyle offering, while the range of traditional outbuildings — including the former coach house with dovecote, workshop and extensive storage — provide both practicality and future potential.

Moreton House represents Georgian living at its finest: elegant, timeless and beautifully adapted for modern life. Offering the rare privilege of village living with countryside tranquillity quite literally beyond the back door, it presents a truly exceptional family home.

THE LOCATION

Moreton Morrell is a sought-after village, situated about seven miles to the South of Warwick. It has a public house, church, junior school and a charming Real Tennis Court. The village is highly regarded and is well placed for access to Royal Leamington Spa, Warwick and Stratford-upon-Avon. Wellesbourne is a substantial village, about three miles distant, where there are excellent local amenities including local shops library and Medical Centre.



ACCOMMODATION

Reception Hall

Study
3.79m x 2.55m (12'4" x 8'4")

Sitting Room
6.02 x 3.53 (19'8" x 11'6")

Orangery
6.44 x 4.73m (21'1" x 15'5")

Drawing Room
7.15m x 4.99m (23'5" x 16'4")

Dining Room
6.71m x 4.96m (22'0" x 16'3")

Kitchen/Breakfast Room
7.45 x 6.13 (24'4" x 20'1")

Pantry

Utility

Wine Cellar/Boiler Room
4.96 x 2.65 (16'3" x 8'7")

First Floor

Bedroom One
6.68 x 4.82 (21'9" x 15'8")

Dressing Room
4.74 x 4.15 (15'6" x 13'6")

En-Suite

Bedroom Two
6.22 x 3.39 (20'4" x 11'1")

En-suite

Bedroom Three
3.83 x 3.69 (12'6" x 12'1")

Bedroom Four
4.51 x 3.61 (14'8" x 11'8")

Bathroom

Second Floor

Bedroom Five
3.47 x 3.38 (11'4" x 11'1")

Bedroom Six
3.57 x 2.91 (11'7" x 9'6")

Bedroom Seven/Office
8.20 x 3.4 (26'9" x 11'2")

Outbuildings

Coach House
6.01 x 5.57" (19'7" x 18'3")

Workshop & Bin Store
5.60 x 2.49m (18'4" x 8'2")

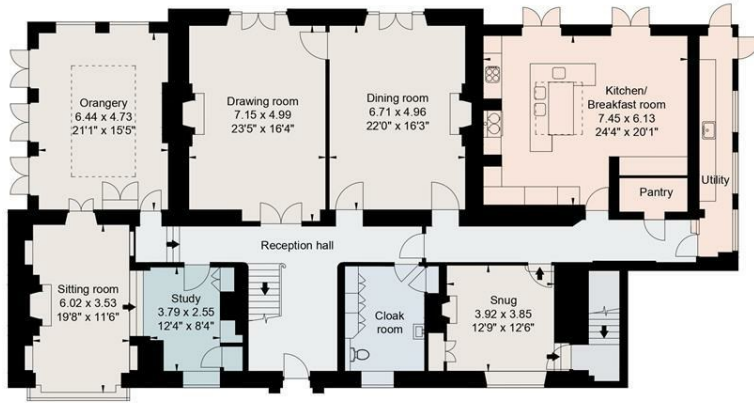
Double Garage & Store
6.68 x 5.21m (21'9" x 17'1")



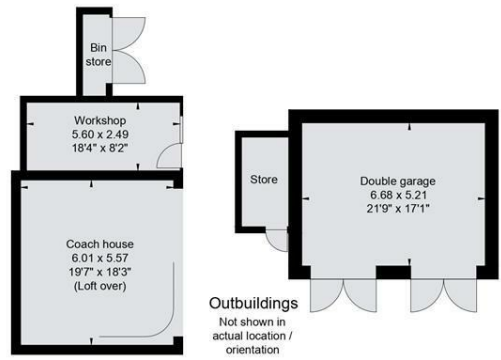


Moreton House, Moreton Morrell

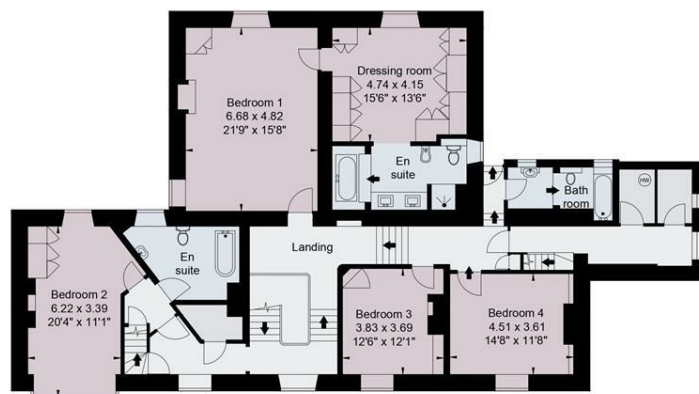
Gross internal area (approx):
 House: 607 sq m (6,535 sq ft)
 Outbuildings: 95 sq m (1,024 sq ft)
 Total: 702 sq m (7,559 sq ft)
 For identification only. Not to scale
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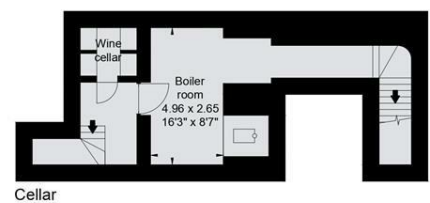
Ground floor



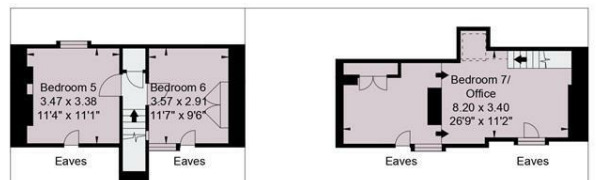
Outbuildings
 Not shown in actual location / orientation



First floor

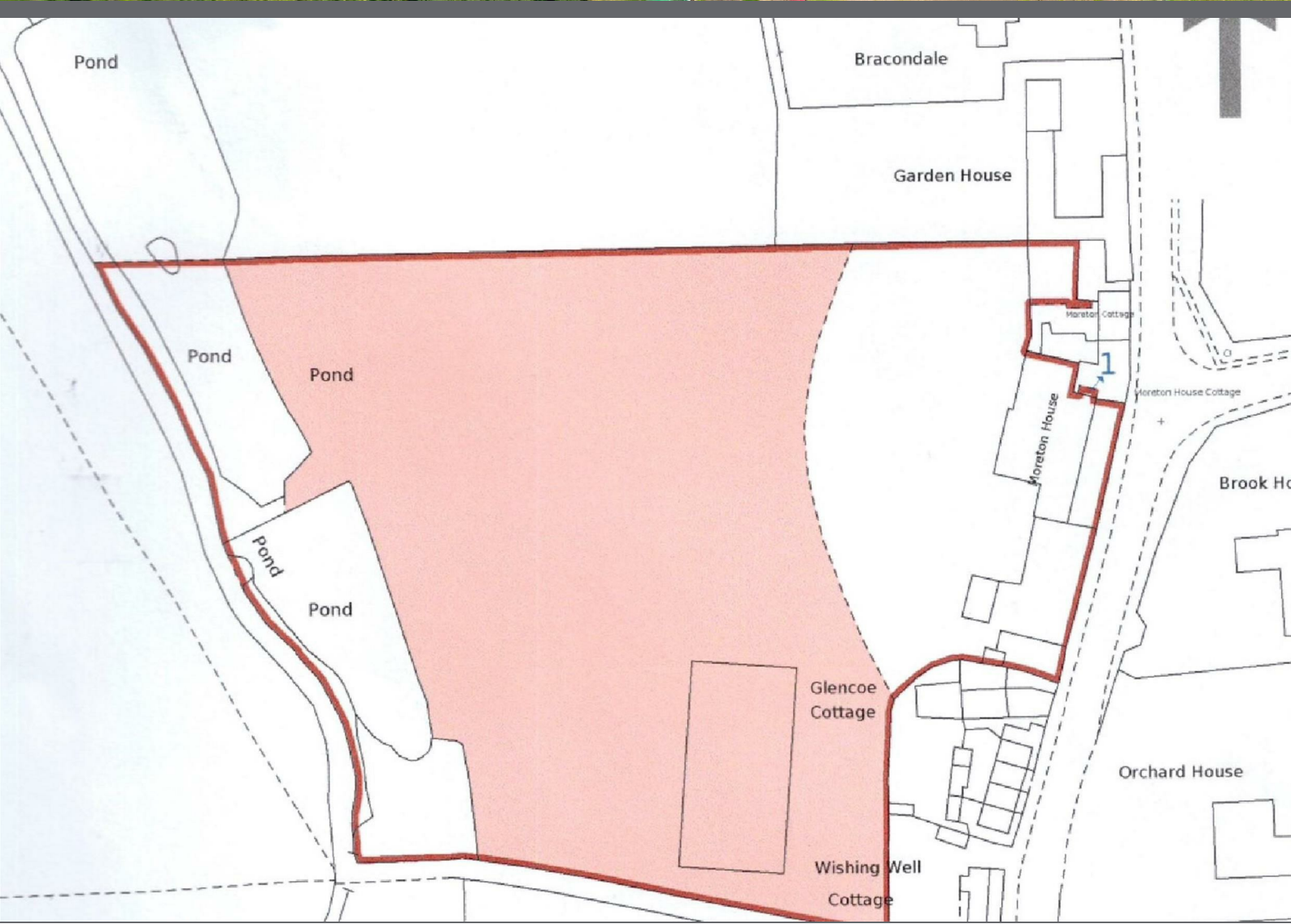


Cellar



Second floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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: Mains water, drainage and electricity. Oil fired central heating.

Local Authority: Stratford, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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