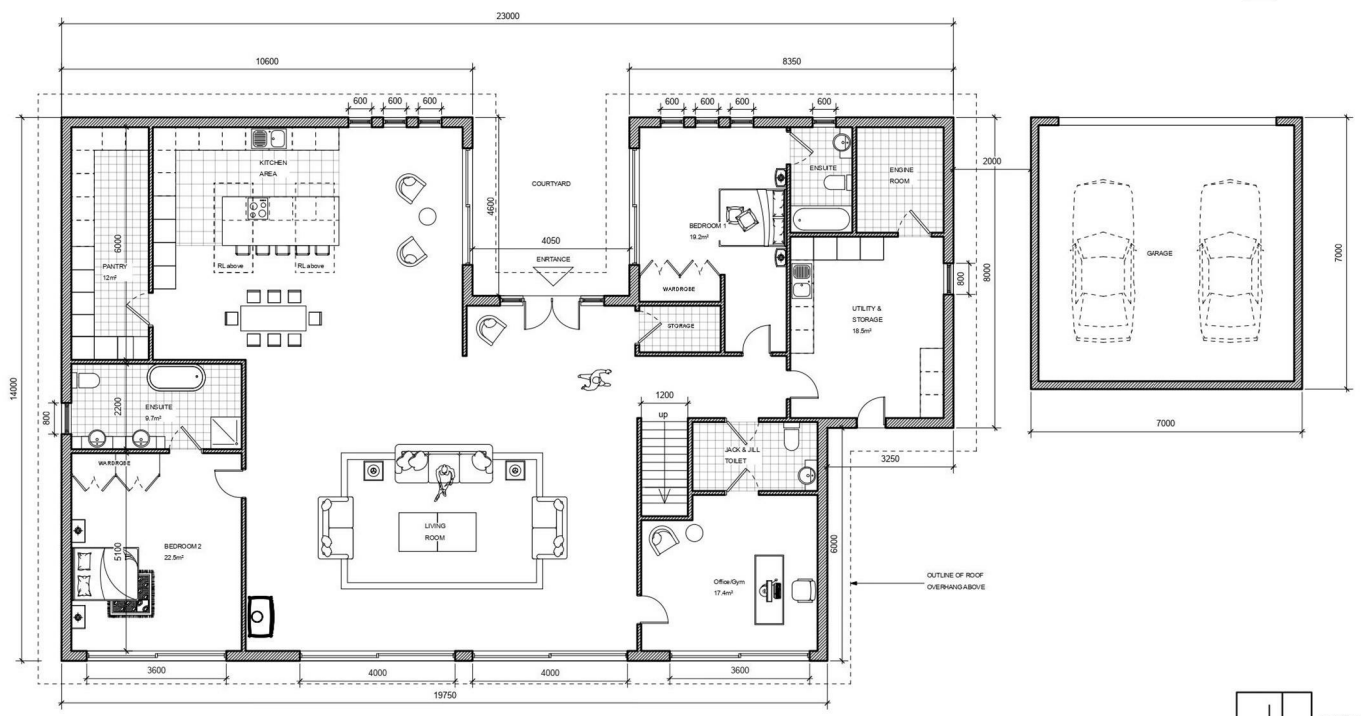




**VAUGHANREYNOLDS**  
ESTATE AGENTS

Paddox Place, Moreton Paddox  
Moreton Morrell, Warwick, CV35 9BT

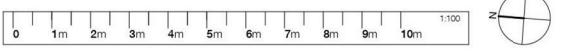
KEY:  
 NEW WALLS



PROPOSED GROUND FLOOR PLAN

 **MIOLTA EGU**  
DESIGN

Project:  
**NEW DWELLING**  
 Site:  
**Paddox Place, Moreton Paddox,**  
**Warwickshire, CV35 9BT**  
 Scale:  
**1:100 @ A3**  
 Date:  
**April 2025**      Dwg No:  
**0504 10**



PROPOSED FLOOR PLANS

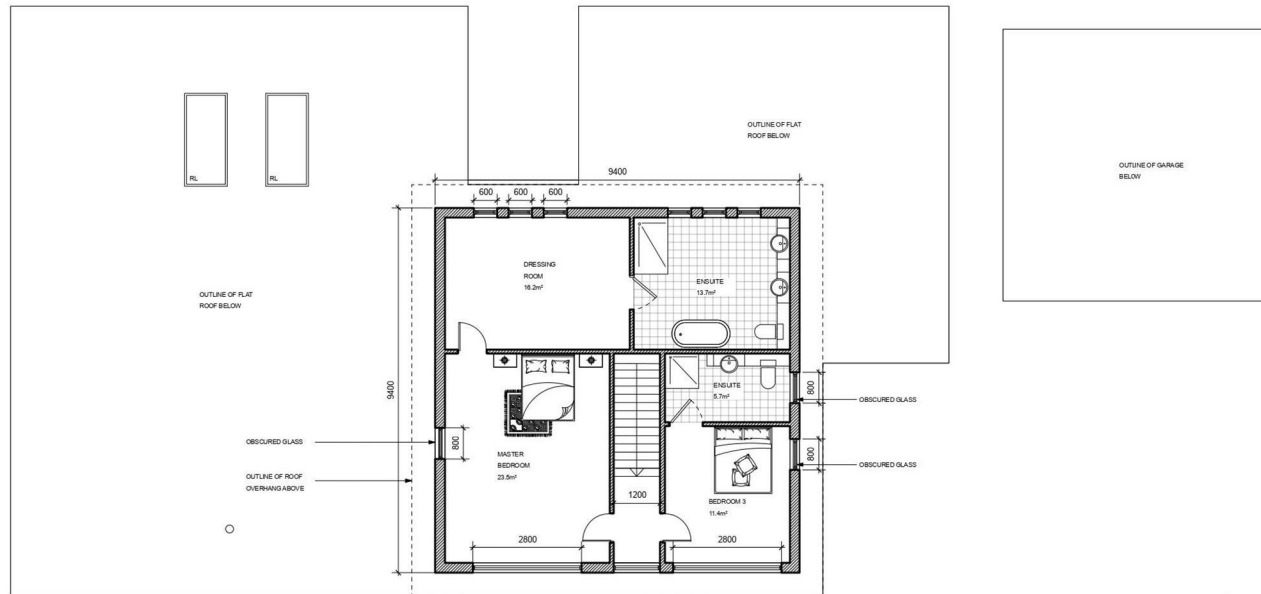
Occupying an established plot of approximately 1.77 acres, Paddox Place benefits from planning consent for an outstanding contemporary home extending to around 3982 sqft (370 sqm). Surrounded by mature greenery and positioned within the highly regarded Moreton Paddocks enclave, the proposed residence has been carefully designed to sit effortlessly amongst some of the county's most striking modern homes.

Over recent years, Moreton Paddocks has quietly become one of Warwickshire's most sought-after addresses for architecturally significant living — a location defined by bold design, privacy and exceptional homes of distinction. Paddox Place presents the opportunity to continue that legacy.

What sets this opportunity apart is the combination of contemporary architecture with the beauty and character of a mature, established setting. Expansive lawns, specimen trees and a private spinney create a wonderfully secluded backdrop — something rarely found with modern new-build opportunities.



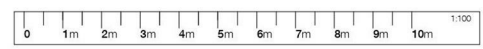
The proposed accommodation is both impressive in scale and highly considered in design. A welcoming entrance hall leads into a substantial open-plan living space, where extensive glazing draws natural light throughout and frames uninterrupted views across the gardens and grounds. The principal living area flows seamlessly into a generous family dining kitchen, complemented by a butlers pantry, utility room and additional stores.



PROPOSED FIRST FLOOR PLAN



Project:  
**NEW DWELLING**  
 Site:  
**Paddox Place, Moreton Paddox,  
 Warwickshire, CV35 9BT**  
 Scale:  
**1:100 @ A3**  
 Date:  
**April 2025**      Dwg No:  
**0504 11**



PROPOSED FLOOR PLANS

The ground floor also offers three further en-suite rooms, providing exceptional flexibility for guest accommodation, home working, wellness spaces or additional reception areas depending on lifestyle requirements.

To the first floor are two further en-suite bedroom suites, including an elegant principal suite complete with dressing room and elevated views across the surrounding landscape. In all, this provides the option of 5 en-suite bedrooms.

The approved plans also include an impressive in-and-out driveway approach leading to a detached double garage, creating a striking sense of arrival befitting the calibre of the home.

With its dramatic contemporary design, established natural surroundings and prestigious setting, Paddox Place represents an increasingly rare opportunity to deliver a landmark home within one of Warwickshire's most exclusive residential locations.



## 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 and electricity to site.

Local Authority: Stratford Council Tax Band TBC

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### Location Plan

Site Address: Paddox Place, Moreton Paddox, Moreton Morrell, CV35 9BT



Date Produced: 15-Jul-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-139742161



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