

VAUGHANREYNOLDS
ESTATE AGENTS

The Moat House
Dorsington

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



The Moat House, Dorsington, Stratford-Upon-Avon, CV37 8AX

The Moat House, parts of which date back to the Middle Ages, is a stunning country house set in formal gardens. Nestled against the North Cotswolds Hills, bordering Warwickshire, Worcestershire and Gloucestershire and a stone's throw from Stratford-upon-Avon.

- * Entrance hall * Drawing Room * Dining Room * Family Room * Conservatory * Study
- * Glass Room * Kitchen/Breakfast Room * Office/Bedroom Five * Principal Bedroom Suite with Bathroom and Dressing Room * Three Further Bedrooms
- * Family Bathroom * Gardens Circa 2.2 Acres * Parking * Three Bay Garage/Carport



6



5



2



2.2 Acres

Steeped in history, The Moat House was originally believed to have been used by Roger, Bishop of Worcester (1163-1179) as a hunting lodge and remained in his family for several generations. The House was extended in the sixteenth century and over time became the centre of village life as a working farm and more recently, as a private residence.

There are several unique features including an imposing fireplace in the

hallway, an award winning 20th Century "glass room" which cantilevers over part of the moat and an ancient apple press located outside the main entrance to the house.

The principal living accommodation is set out over two floors with a versatile layout which is ideal for the demands of family life. The property retains numerous wonderful period features and is offered in excellent condition.



The Moat House is approached from the south side through an imposing oak door.

Opening the door, you enter an impressive hall with a magnificent fireplace and hearth which extends up past the first floor and into the second floor.

To the right is a door to the formal dining room which opens into a study area with view across the moat and garden.

Another door leads into a wonderful drawing room with double doors leading out to a spectacular glass room, which sits very comfortably alongside the historic house, seeming to float over the moat.

Leading off the hall to the left is a door to the family room, which opens into a spacious kitchen/breakfast room which together provide an exceptional space for a family to gather. A superb bespoke kitchen with an excellent range of cabinets, an island and breakfast bar is the perfect place for family life and entertaining. Double doors lead out to a timber framed conservatory which lends itself to a number of uses.

Also on the ground floor is a door from the kitchen to a laundry area with WC, which then leads through to an enclosed loggia, which could be used either as a bedroom or a home office.





An oak staircase rises to the spacious first floor galleried landing with substantial timbers which provides access to the bedroom accommodation. There is a fabulous principal bedroom suite with dressing room with fitted cupboards and a well-appointed bathroom. There are three further bedrooms, one with planning permission for an en suite shower room.

The mature gardens are principally laid to lawn with well stocked borders and established specimen trees, and in all extends to approximately 2.2 acres. There is ample parking for several cars. An oak framed 3 bay garage/carport was erected in June 2022. There is further storage and parking to the rear courtyard.

The sale of The Moat House presents an exciting opportunity to purchase a beautifully maintained historic house in a charming village.



Location

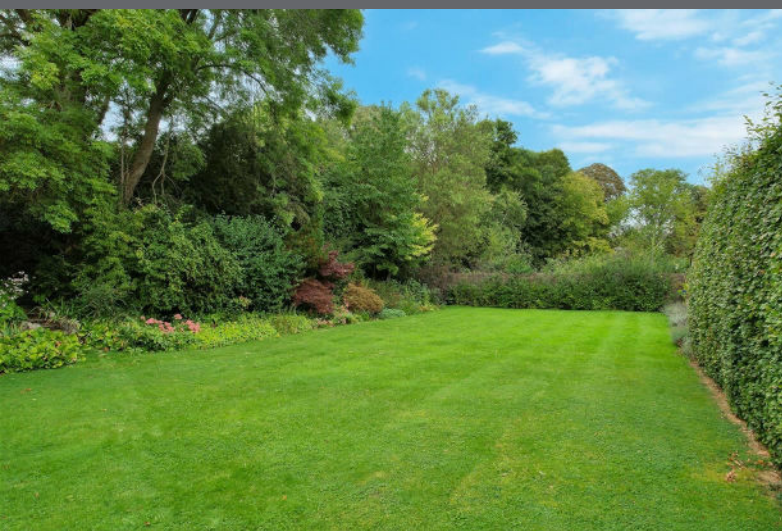
Dorsington is a particularly well kept and charming village surrounded by rolling hills and close to the Cotswolds, an Area of Outstanding Natural Beauty which at 787 square miles, is the largest designated in England and Wales. The village is widely known for its arboretum and mile after mile of woodland walks which can be enjoyed by local residents.

Superfast broadband was recently installed. Dorsington is an ancient village dating back to at least the Saxon period. The earliest written record is from the Domesday Survey of 1089. The village is situated between Welford-on-Avon and Barton.

There are several golf courses in Stratford-upon-Avon and the surrounding area together with active cricket and tennis clubs. There are National Hunt racecourses at Stratford-upon-Avon, Warwick, Cheltenham and boating and fishing on the Avon.

Stratford-upon-Avon is a thriving market town famous throughout the world as the birthplace and home of William Shakespeare. There are excellent shopping and recreational facilities in the town as well as The Royal Shakespeare Theatre. There are good state, grammar and private schools in both Stratford-upon-Avon and nearby Warwick.

Distances: Honeybourne 4 miles (mainline station to London Paddington in 1hr 40 minutes). Stratford-upon-Avon 7 miles. Chipping Campden 9 miles. Warwick Parkway station 13 miles. M40 (J15) 15 miles. Birmingham Airport 22 miles. Birmingham NEC 22 miles. Heathrow Airport 97 miles. London 110 miles. (all distances and times are approximate)



Approximate Area = 423.5 sq m / 4558 sq ft
 (Excluding Void)
 Including Limited Use Area (1.6 sq m / 17 sq ft
 For identification only. Not to scale.
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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 are understood to be connected to the property. Private drainage. Pellet based heating system *further information available.

Local Authority: Stratford-upon-Avon, Council Tax Band H

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. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
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10 Union Street, Stratford-Upon-Avon, Warwickshire, CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk