

Paddox Place, Moreton Paddox, Moreton Morrell



A site for a replacement dwelling with mature grounds of about 1.77 acres.

Accommodation & Amenities

Paddox Place is available as a site following a fire which extensively damaged a 1962 detached bungalow of about 2,100 square feet external. Situated in a mature garden, with pond and mature woodland behind at Moreton Paddox, where there are a number of highly individual and distinctive period, 20th century and contemporary homes in the grounds and parkland of a former mansion house.

In all about 1.77 acres

Situation

Moreton Paddox is a short distance from the village of Moreton Morrell, which has a primary school, parish church, public house and Real Tennis Club. The area has a range of high-quality state, private and grammar schools.

The site is conveniently located approximately 8 miles from Stratford-upon-Avon, Warwick and Leamington Spa. Soho Farmhouse, a private members club in Chipping Norton, is located 22 miles from the property, and the Cotswolds lie a short distance to the south along the Roman Fosse Way.

For the commuter, the property is excellently located for easy access to Junction 12 of the M40 at Gaydon and J14 for access to Birmingham and the West Midlands. There is an Intercity train service on the Chiltern line with stations at Warwick, Warwick Parkway, Leamington Spa and Banbury. Birmingham International Airport is located 25 miles from the property.

Distances

Warwick 8 miles, Leamington Spa 8 miles (Intercity trains to London Marylebone from 67 mins), M40 (J12) 6.5 miles, Stratford-upon-Avon 9 miles, Banbury 17 miles (Intercity trains to London Marylebone from 52 mins) (All distances and times approximate).





Description

Paddox Place, which has been in the same ownership for 50 years, is situated on a shared private no-through road, set well back in the site and offering huge scope for a creative and stylish replacement dwelling.

The buyer will have the opportunity to buy the site and undertake their own planning permission to build a dream house for themselves, subject to obtaining the necessary consent.

A drive around Moreton Paddox will reveal various stunning and highly individual properties in a mature setting. Some of the more recent residential developments have received national TV and press coverage and critical acclaim.

Gardens and grounds

Approached by a private drive off the estate road, with a deep lawned front garden, the former bungalow sat well on its site, with a pond behind the property, a rear garden with mature trees and shrubs leading to wonderful wooded grounds with fine specimen trees providing a haven for wildlife.

Most of the property's boundaries are not currently fenced. The woodland backs on to the open countryside.





Directions (CV35 9BT)

What3words // /hosts.gloves.chariots

Property information

Services Mains water, drainage, and electricity are available at the site, although the electricity has been disconnected from the property since the fire. In creating a new property, a buyer will have the opportunity to create a low-energy, thermally efficient and environmentally sound dwelling suited to 21st-century living.

Local Authority and Planning Authority Stratford-on-Avon District Council.

Tenure Freehold.

Viewings By prior appointment only with the agents .Please note the existing fire-damaged structure is unsafe and must not be closely approached or entered.

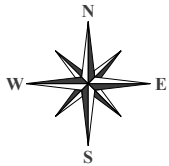
Pricing The guide price for the property is “offers over £600,000”. Offers are invited for the property by Friday 7th June 2024 .



Paddox Place



LDS Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL



(e) planprep@lds-survey.co.uk



Date: 08:04:24
Drawn By: CW
Scale: 1:1000 @ A4
Plan Ref: 18704

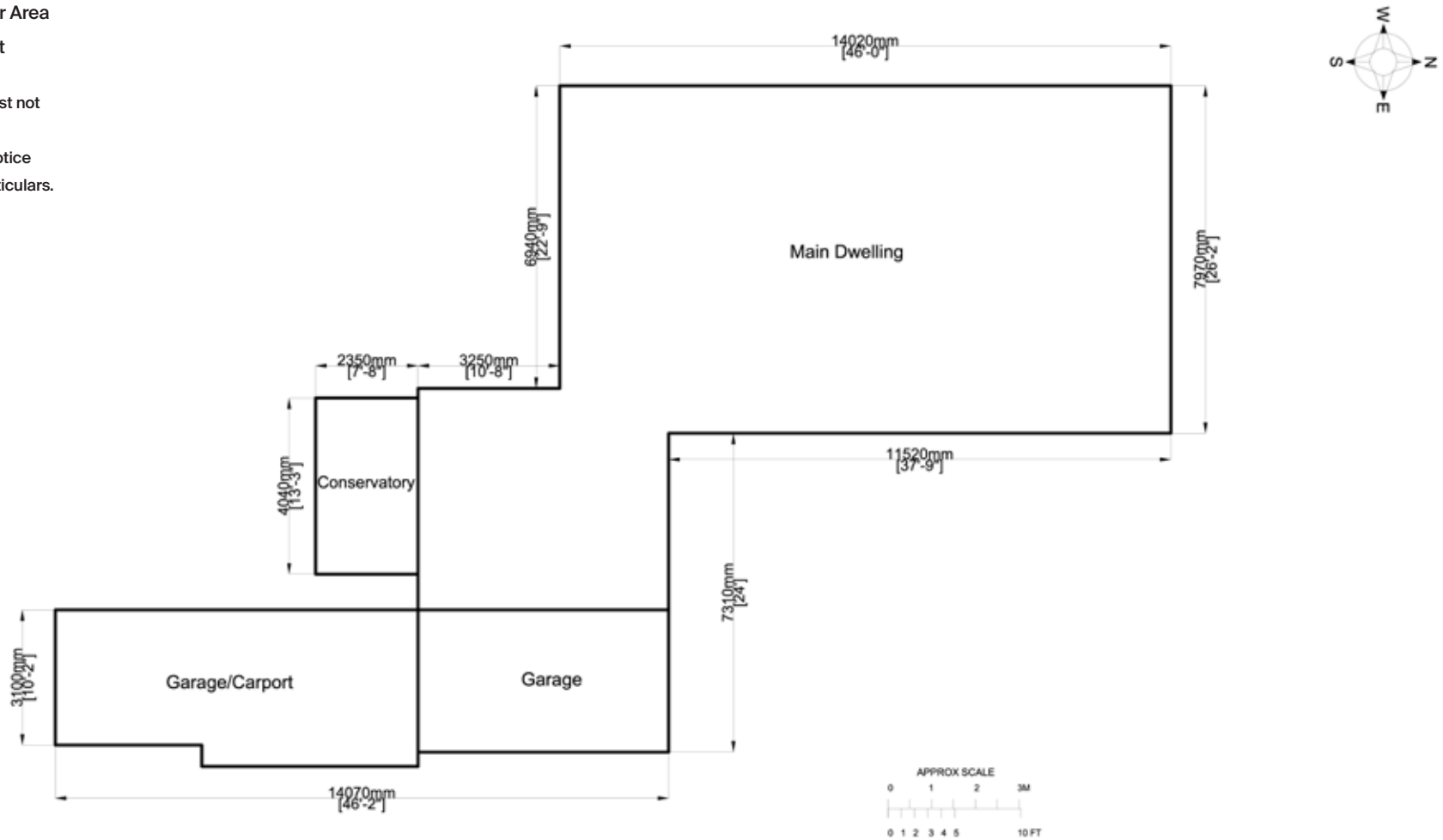
Title
Paddox Place

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Approximate Gross Internal Floor Area

Total Area = 195 sq m / 2,100 sq ft

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Knight Frank
Stratford Upon Avon
Bridgeway
CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more
James Way
01789 206 954
james.way@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 24 April 2024
Our reference: STR012466738

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

We have pleasure in enclosing details of the above property for which we are quoting a guide price of offers in excess of £600,000.

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Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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