

THE GHOST HOUSE

MORETON PADDIX, WARWICKSHIRE







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Approximate distances: Wellsbourne 2.3 miles, Kineton 3.4 miles, M40 (J12) 6.8 miles, Leamington Spa 8.5 miles
Stratford-upon-Avon 8.6 miles, Banbury 19.6 miles (London Marylebone 56 minutes)
Soho Farmhouse, Great Tew 26 miles

For the free spirited - be inspired

Entrance courtyard, kitchen/breakfast/living room, cinema room, utility/plant room, cloakroom.

Principal bedroom suite comprising bedroom one, dressing room and bath/shower room,
two further bedroom suites with dressing room and bath/shower room.

Enclosed courtyard garden.

Extensive water features.

Ample off-road parking.



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Your attention is drawn to the important notice attached to these sale particulars

Situation

Nestled between the market towns of Stratford-upon-Avon and Leamington Spa, Moreton Paddox is a pretty rural village with a variety of houses with generous gardens and plots, within easy access of the M40. The village itself relatively new and unusual too. It occupies the site of a former manor by the same name completed in 1915 by WH Romaine-Walker for the Garland family of Moreton Morrell Hall nearby. The family was ruined by the Second World War and the house demolished in 1959 before the land was sold off as smaller private plots, each taking a section of the original ornamental gardens with them.

Consequently, Moreton Paddox is primarily a hamlet of one-off 1960s houses, spaced out around the original grand U-shaped approach to the manor. Newer infill houses of eclectic post-war styles have been built since, creating a very suburban setting with open front lawns; from ground-scraping futurism to 1980s mock Tudor and early 2000s neo-arts & crafts. Many of the first homes are now also being revamped. This makes the village interesting because it depicts seemingly every fashion for domestic architecture since 1959.

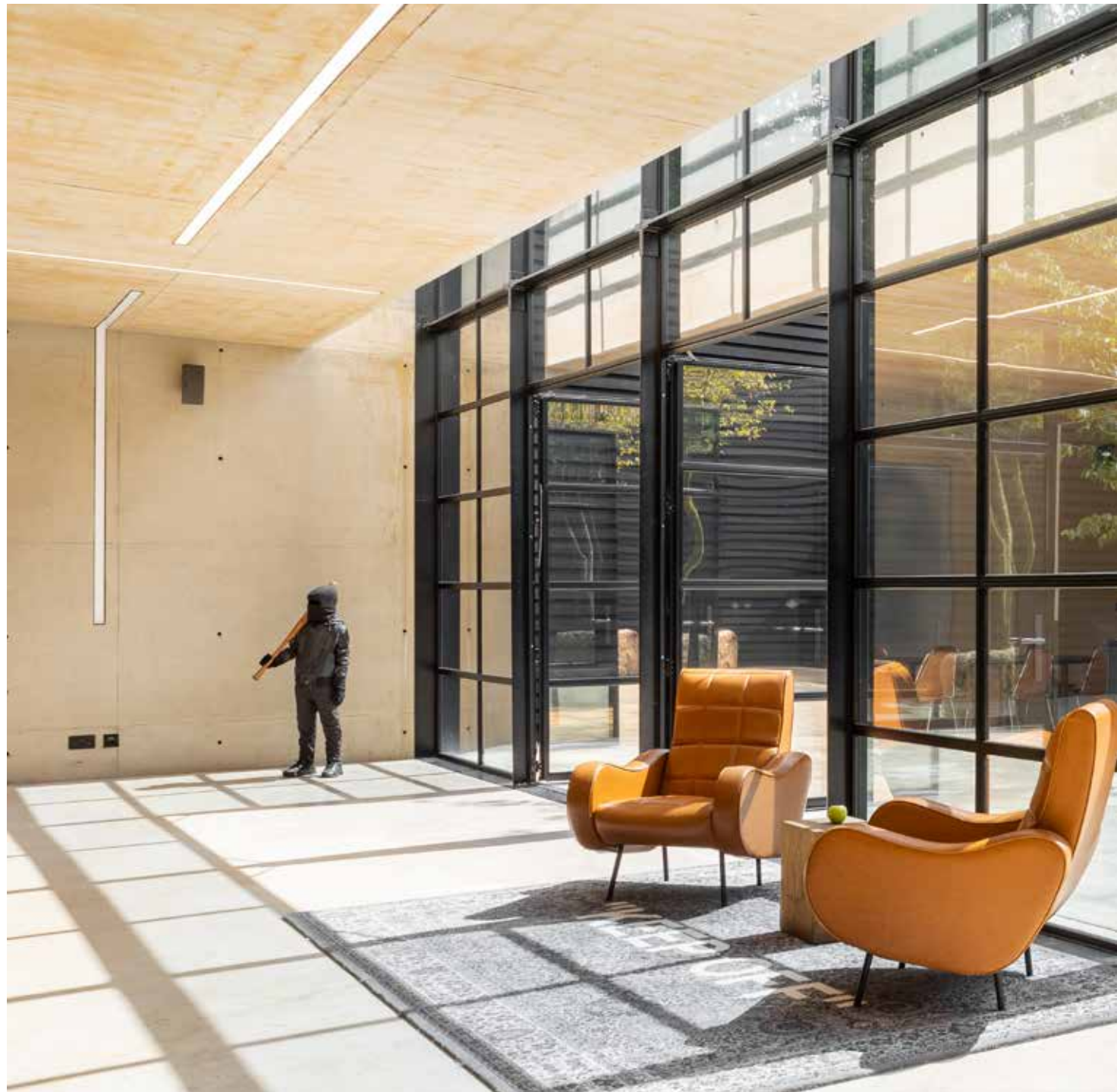
Local amenities can be found in the nearby villages of Wellsbourne and Kineton, including village churches, doctors surgery, vet, florist, optician, primary school, several pubs and sports clubs and convenience shops for everyday needs.

The nearby market towns of Stratford-upon-Avon and Shipston-on-Stour provide for more specialist shopping requirements.

Communication is good, with main line railway stations at Warwick Parkway (London Marylebone from 76 minutes, trains to Birmingham from 20 minutes), as well as Banbury (London Marylebone 56 minutes) and the M40 (J12 to the south and J13 to the north). Birmingham International Airport is about 28 miles.

Schooling includes:- Warwick Prep School, The Croft (Stratford-upon-Avon), Arnold Lodge (Leamington Spa), The Kingsley School (Leamington Spa), Warwick School and Kings High (Warwick), King Edward's Grammar School (Stratford) and Stratford Grammar School.

Sporting and leisure activities in the area include:- Wellsbourne Airfield for helicopter and light aircraft enthusiasts, walking, cycling or riding with plentiful unspoilt countryside surrounding the property. For those with equestrian interests there is hunting with the Warwickshire Hunt; polo at Southam; racing at Stratford, Warwick and Cheltenham. Nearby golf courses include the Welcome and Brailes. Silverstone is also easily accessible for motor enthusiasts. There is also the Shakespeare Theatre at Stratford, and cinemas and restaurants catering for all tastes. Soho private members club in Great Tew is 28.3 miles to the south.





Description

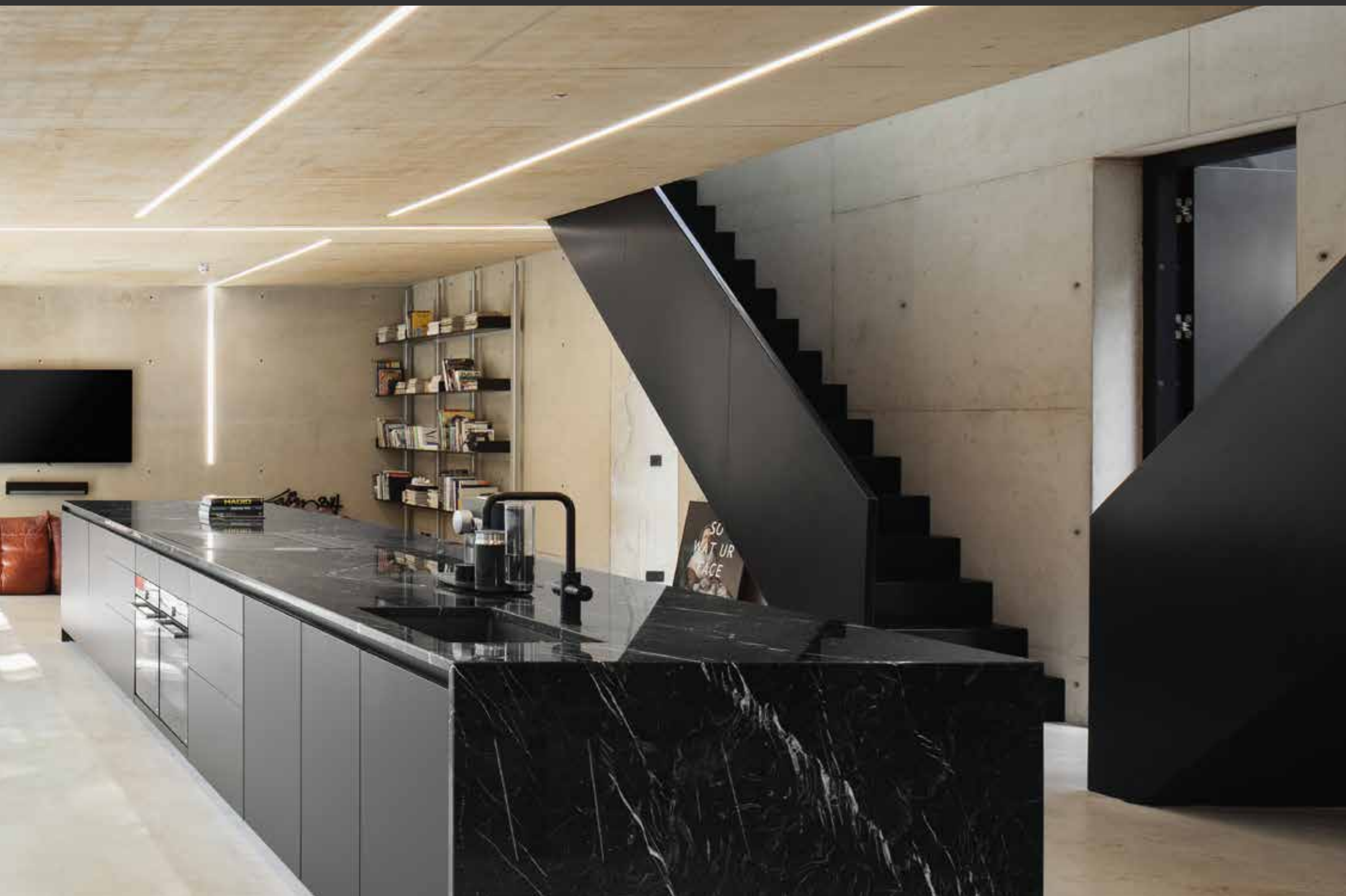
The Ghost House was granted permission under the National Planning Policy Paragraph 55 as the proposal achieved the required standard as an exemplar piece of architecture.

Despite only being completed in December 2018, the house has already gained a great deal of acclaim & plaudits across the globe. It won a 2019 RIBA award; as well as feature on the front cover of the prestigious RIBA Journal. It was shortlisted for the 2019 Grand Designs House of the Year Show. It was chosen by the highly influential design and architecture powerhouse Dezeen as one of the top ten houses of 2019 worldwide. It

has also just been chosen to feature in an exhibition held at the Chicago Museum of Architecture as a house which helps redefine architecture for the 21st Century.

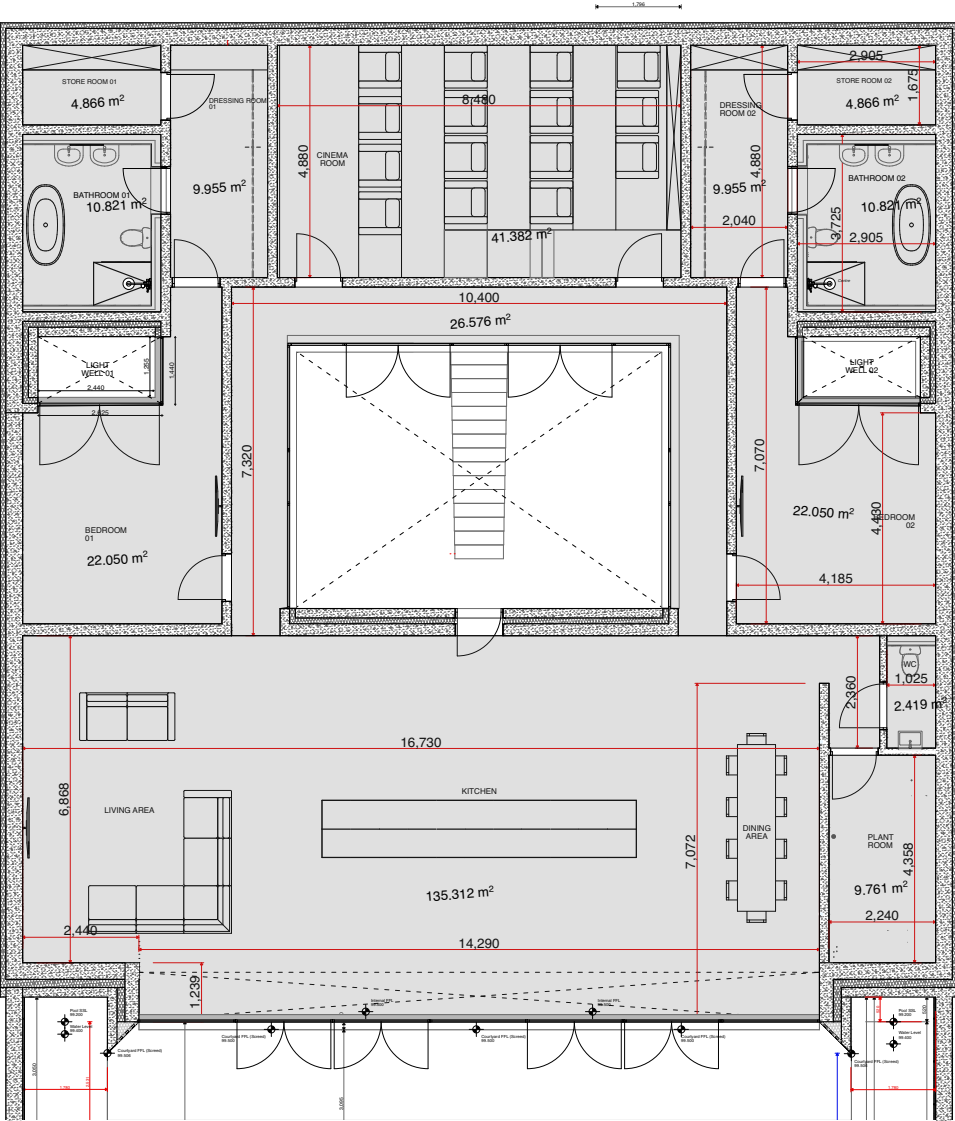
The house sits on a sloping site, and only a glimpse of the property is seen from the driveway. The upper floor radiates an ethereal light & reflects into the black ink pools at ground level. The entrance leads between the pools & down a central concrete staircase into a subterranean courtyard, which pulls you to the 3m high black steel front door.



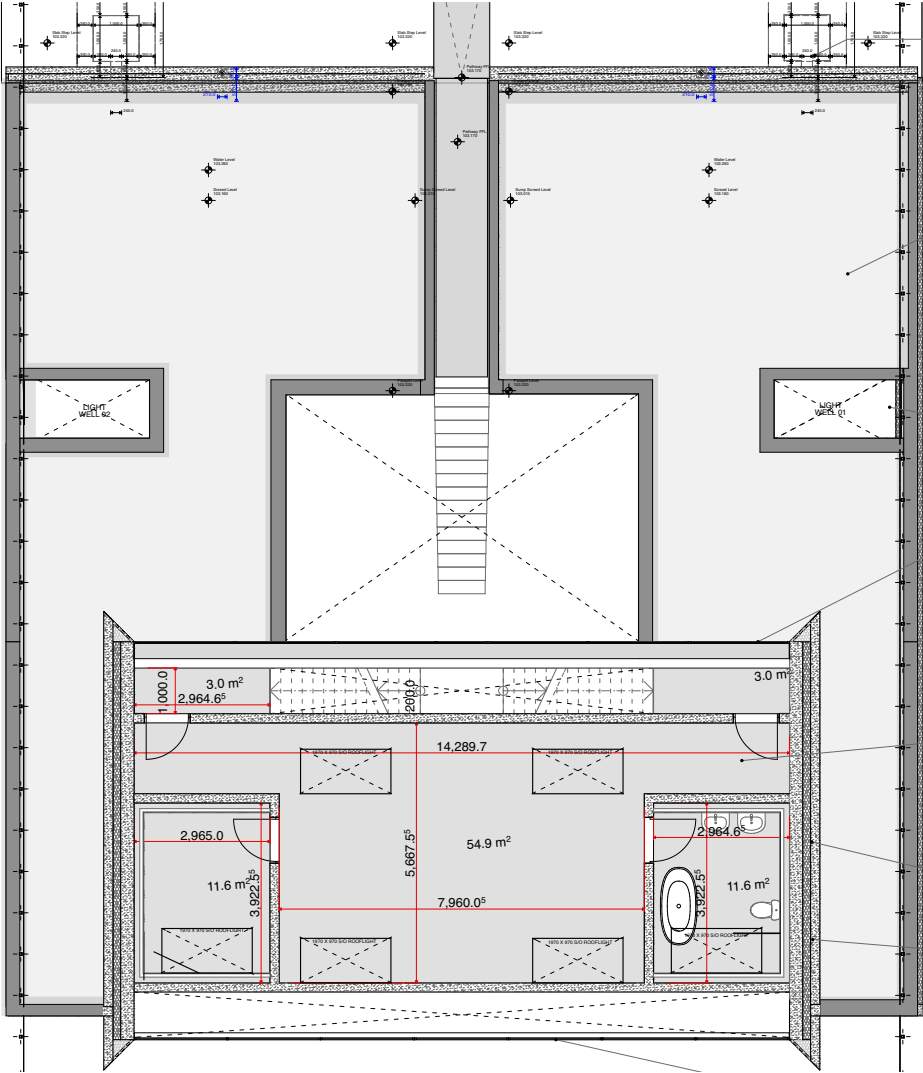




The Ghost House



Lower Ground Floor



Upper Ground Floor

The property was built from a very limited palette of poured in-situ concrete, matte black steel & glass. Light radiates throughout, and the composition of the concrete gives the house a warm glow in both inside and out.

Ceiling height is about 3m throughout, which gives a stunning feeling of space and freedom. All lighting is recessed within the concrete structure & adds to the drama of the space in the evening.

Whilst extending to approximately 5,500sq ft, the house certainly feels like a home, albeit a truly unique one.

Accommodation

See architect's drawings on previous page.

Directions (CV35 9BT)

From junction 12 of the M40 take B4451 towards Gaydon which very quickly leads onto the B4100. Stay on this road heading towards Lighthorne, Aston Martin and Jaguar Land Rover. Follow this road until you reach the roundabout with the Fosse Way (B4455). At the roundabout take the first exit onto the Fosse Way. Stay on the Fosse Way for 2.4 miles taking the right turn signposted Moreton Paddox. After 0.5 mile turn left into Moreton Paddox. Follow this road through the village and just before the sharp right bend, turn left and this lane takes you to the entrance to the Ghost House.

Services

Mains electricity, water and drainage are connected to the property. LPG heating. Broadband available subject to the usual transfer regulations.

Council Tax Band: To be assessed.

Post Code: CV35 9BT

Tenure: Freehold





Local Authorities

Stratford-upon-Avon District Council. Tel: 01789 267575

Viewings

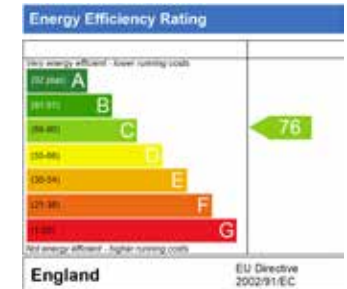
By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

Fixtures And Fittings

Those items mentioned in these sale particulars are included in the freehold sale.

Other items are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Predictive EPC



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