



A magnificent Grade II listed house

The Moat House, Dorsington, Stratford-upon-Avon, Warwickshire, CV37 8AX

Freehold



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 • parking • three bay car garage

Distances

Honeybourne 4 miles (mainline station to London Paddington in 100 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)

Dorsington

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. A local farm shop is expected to open in the village in 2021. 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.

The Moat House

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,





Heaped 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 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. An oak framed 3 bay car garage was erected in June 2022.

The mature gardens are principally laid to lawn with well stocked borders and established specimen trees. There is ample parking for several cars.

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





General Information

Tenure & Method of Sale

The property is available for sale by private treaty, freehold, with vacant possession upon completion.

Local Authority

Stratford-on-Avon District Council t: 01789 267575. Council Tax Band to be assessed.

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements & Rights of Way

The property are sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Viewing

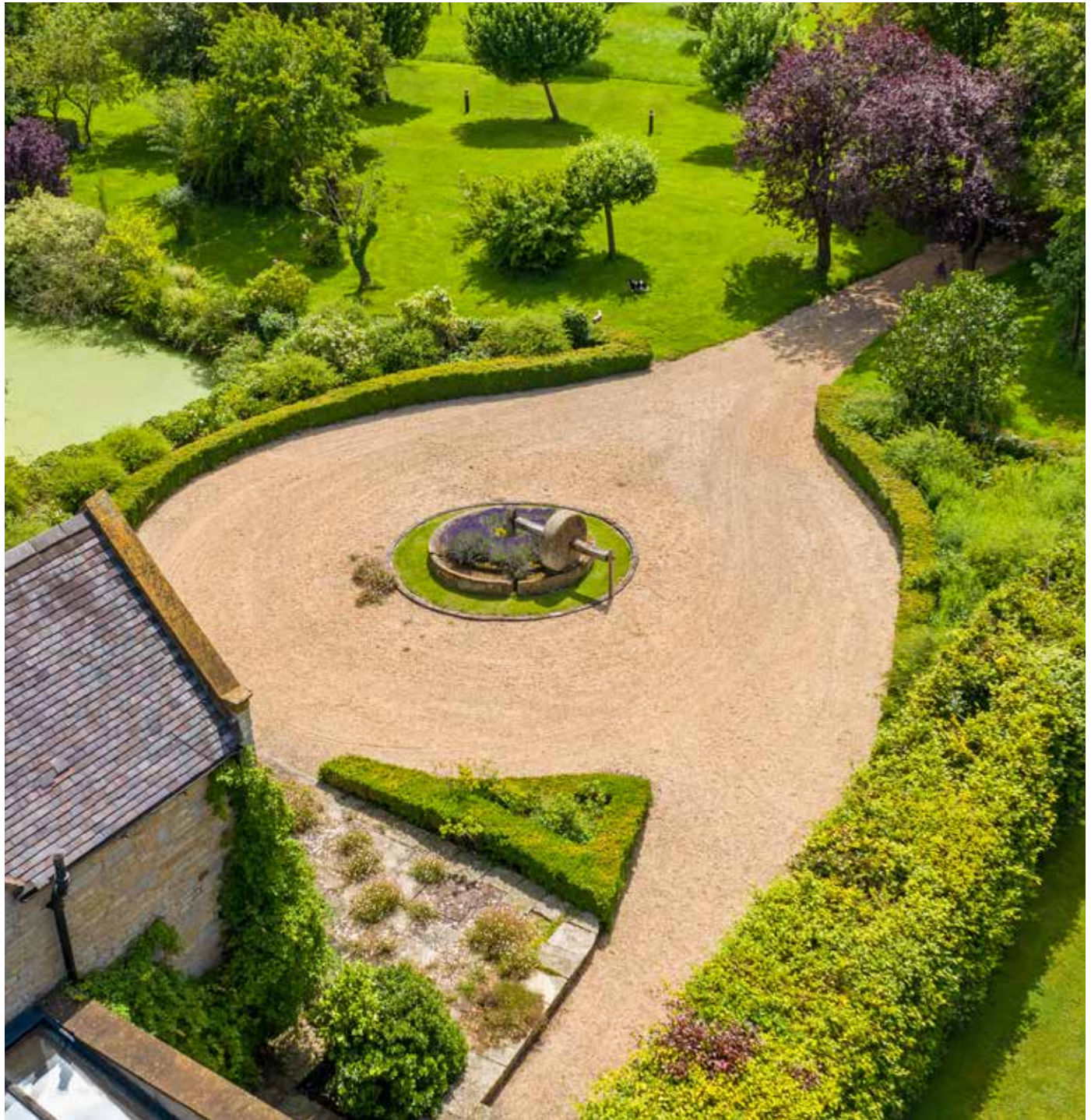
Strictly by prior accompanied appointment.

Particulars revised: June 2022. Photographs taken: August 2020 and May 2022.

Directions to CV37 8AX

From the M40 (J15) at Warwick: Take the A46 south past Stratford-upon-Avon. About two miles after the third roundabout, turn left signed Temple Grafton. At the crossroads with the Blue Boar Inn turn left and proceed through Binton to the B349. Turn right and immediately left to Welford-on-Avon. In the centre of the village turn right, opposite the Maypole, onto Barton Road. After about two miles turn left at the second turning signposted Dorsington. Proceed along Braggington Lane for about 2.2km passing through the centre of the village. At the green triangle of grass bear left onto Dorsington Road. Continue for about 155 metres and the entrance to the Moat House will be found on the left hand side identified by black gates set into a stone wall.

From Stratford-upon-Avon: Proceed out of Stratford-upon-Avon along the Evesham Road for three miles. Turn left signed for Welford-on-Avon. In the centre of the village turn right, opposite the Maypole, onto Barton Road. After about two miles turn left at the second turning signposted Dorsington. Proceed along Braggington Lane for about 2.2km passing through the centre of the village. At the green triangle of grass bear left onto Dorsington Road. Continue for about 155 metres and the entrance to the Moat House will be found on the left hand side identified by black gates set into a stone wall.





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Approximate Area 423.5 sq m / 4558 sq ft (Excluding Void)

Including Limited Use Area (1.6 sq m / 17 sq ft)



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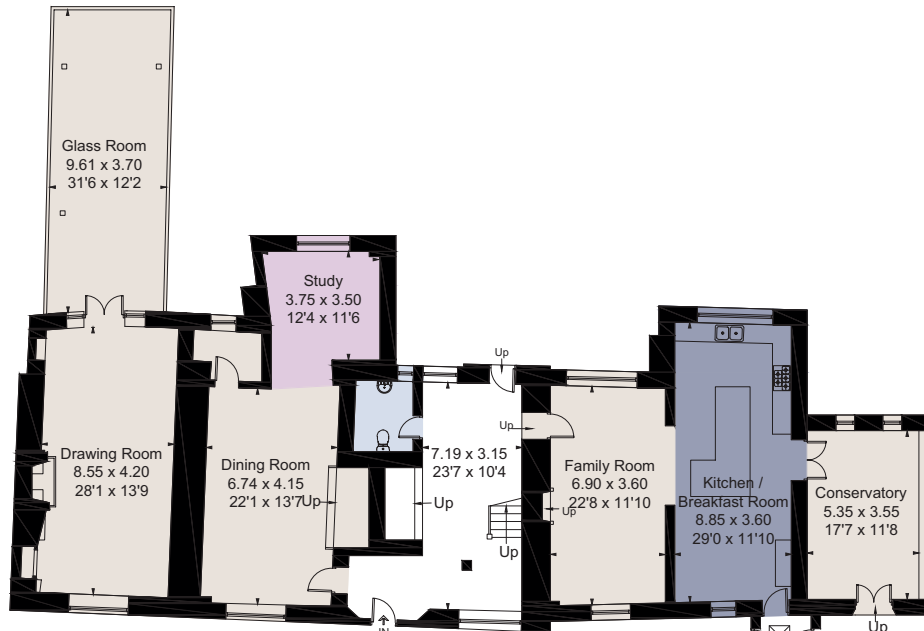
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David Henderson

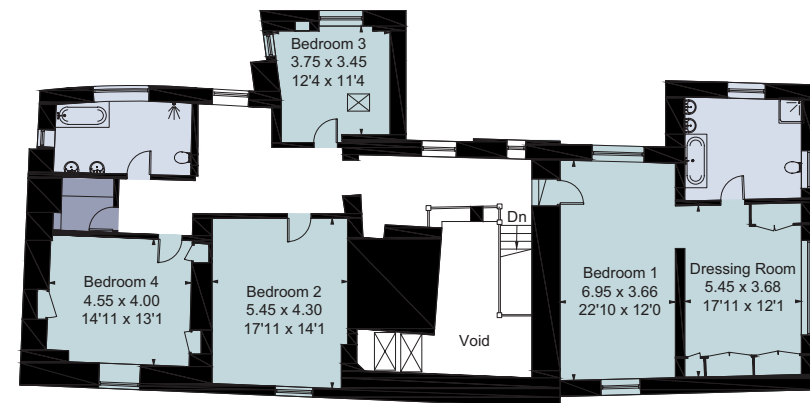
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The Moat House
Ground Floor



The Moat House
First Floor

For identification only. Not to scale. © 200904DH

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