





Harts are delighted to present this stunning five-bedroom country home nestled in the picturesque village of Morton Bagot, complete with exceptional updated equestrian facilities and set within approximately 5.8 acres of beautifully maintained grounds. This expansive family residence is designed to cater to a modern lifestyle, featuring a thoughtfully arranged two-bedroom annex with its own private garden and summer house, perfect for extended family living or guests.

The property is ideally situated in the sought-after area of Morton Bagot, a tranquil rural location that offers the best of country living with convenient access to nearby towns. The vibrant market town of Henley-in-Arden is just a short drive away and offers a variety of shopping, dining, and leisure amenities, making it highly convenient for everyday needs. Excellent local schooling and well-connected transport links ensure that commuting to nearby towns and cities is straightforward, while the surrounding Warwickshire countryside offers breathtaking scenery and ample outdoor recreational opportunities, perfect for equestrian enthusiasts and nature lovers alike.

Inside, the main house welcomes you through a good size hallway with cloaks storage and utility, a snug / office (ideal for home working), a wonderful drawing room which leads out into a fabulous conservatory and on through to the garden. A spacious principal bedroom suite, which includes a generous dressing area and a modern ensuite bathroom, providing a private sanctuary. Four additional bedrooms provide flexible living accommodation, with two of these residing in the self-contained annex, each benefiting from its own character and tranquil outlook. The modern open-plan kitchen in the main house creates a bright and airy space perfect for day-to-day family life and entertaining alike. Similarly, the annex boasts its own contemporary kitchen area, allowing for independent living with comfort and style.

The property features contemporary bathrooms, designed with quality fixtures and fittings to serve the household and guests, complemented by two ground-floor cloakrooms for added convenience. The spacious living space is enhanced by the large family garden, ideal for outdoor activities and relaxation. Additionally, there are various useful outbuildings offering excellent storage solutions and practical uses.







For equestrian enthusiasts, this property is a true gem. The land comprises well-maintained paddocks, a menage, stables, and ample store and tack rooms, all updated to a high standard, creating a superb facility to support your equestrian lifestyle. Whether you are an experienced rider or simply enjoy countryside pursuits, these facilities offer an exceptional opportunity for horse ownership and care, all within the privacy and peace of your own property.

This wonderful country home in Morton Bagot represents a rare opportunity to acquire a beautifully presented, versatile family residence with outstanding equestrian amenities, set against the backdrop of the tranquil Warwickshire countryside. Early viewing is highly recommended to fully appreciate all that this property has to offer.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND PRIVATE DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. THERE IS OIL HEATING AT THIS PROPERTY.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: TBC We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









Total Internal Accommodation 363.96 square metres / 3,918 square feet

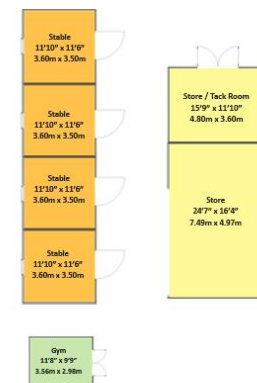
Annexe Ground Floor



Ground Floor

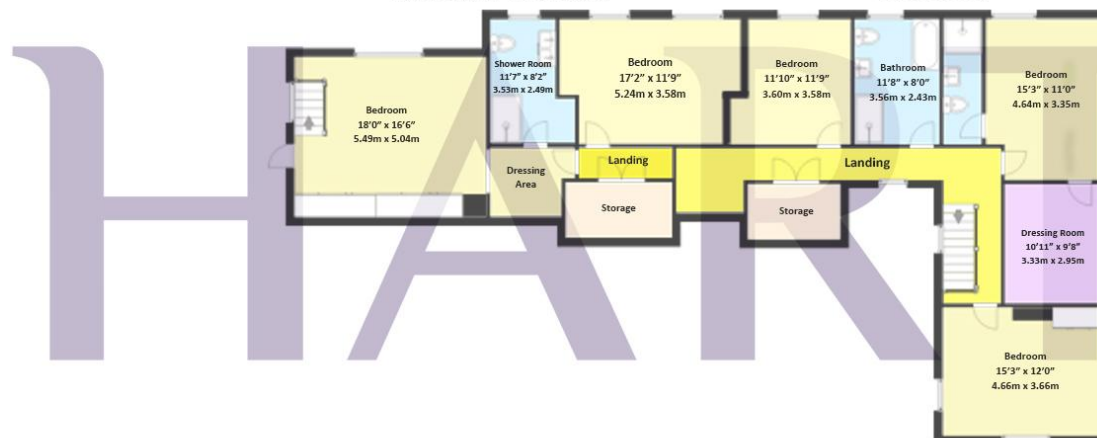
Main Outbuildings

133.79 square metres / 1,440 square feet



Annexe First Floor

First Floor



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	58	72
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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