



9 Chestnut Grove

Moreton Morrell, Warwick, CV35 9DG

£490,000

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Rachael Thorpe of HS Homes proudly welcomes this impressive four-bedroom detached family home to the market, positioned in a peaceful rural cul-de-sac surrounded by beautiful open countryside and rolling fields. Set on a generous corner plot, this property offers landscaped gardens, a private driveway, EV car charger, and a large detached garage, creating the perfect countryside retreat.

Entering through the front door, you are welcomed by a large and inviting entrance hall that provides access to the first floor and all principal rooms. To the front of the property is a spacious reception room, currently used as a home gym, with a large window allowing natural light to flood the space. Adjacent to this is the double-length lounge, accessed through internal double doors, featuring a large front window and double patio doors leading out to the rear garden — a perfect family and entertaining space. A convenient downstairs WC is also located off the hallway.

To the rear, the modern kitchen diner offers both style and practicality with dual-aspect windows, ample worktop and cupboard space, and direct access to the utility room. The utility area provides additional storage and worktop space, a side access door, and leads to the side passageway — an attractive gravelled area currently used as a seating and storage space. The garden itself includes multiple seating areas, paved sections, and a lawned area, with access to the detached garage from the

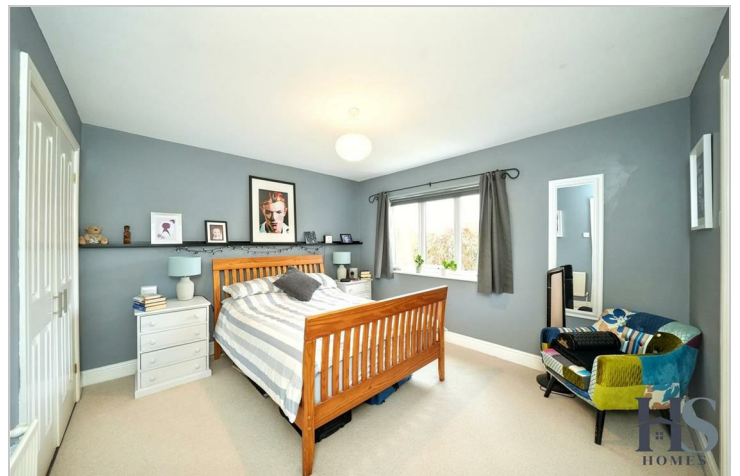
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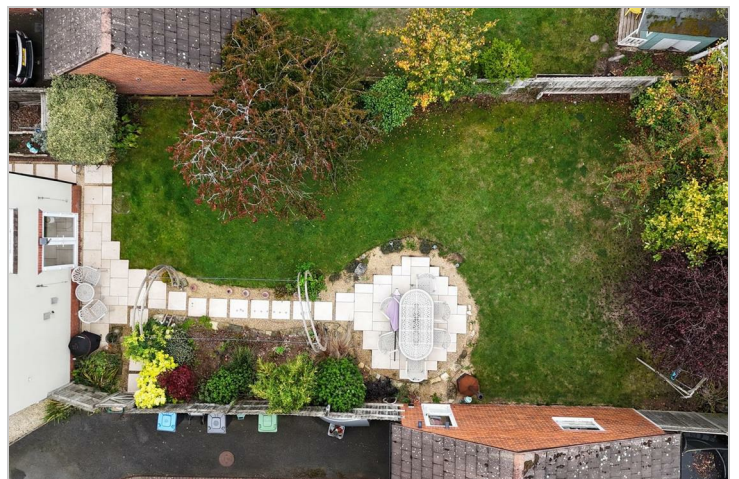
Upstairs, the property offers four well-proportioned bedrooms and a main family bathroom. The main bedroom spans the full depth of the house, featuring two fitted double wardrobes, a generous ensuite with shower, WC and sink, and a large window to the side aspect. Bedroom three and the main bathroom overlook the rear garden, while bedrooms two and four are positioned at the front of the property, both offering pleasant views and excellent natural light. Bedroom four also benefits from two inset storage cupboards. The hallway and bathrooms all benefit from underfloor heating.

This property combines modern living with eco-friendly features, including a newly installed heat pump and solar panels, ensuring high energy efficiency and significantly reduced running costs — ideal for contemporary family life in a countryside setting.

The Location

Set in the heart of Warwickshire, Moreton Morrell is a charming village offering peaceful countryside living with excellent access to Warwick, Leamington Spa, and Stratford-upon-Avon. The village is home to the well-regarded Moreton Morrell College, part of the Warwickshire College Group, and is within easy reach of top-rated local schools including Wellesbourne CofE Primary, Ettington CofE Primary, Kineton High School, and independent options such as Warwick School and Kings High School for Girls. With its friendly community, rural scenery, and great transport links, Moreton Morrell is ideal for families and professionals alike.





Road Map



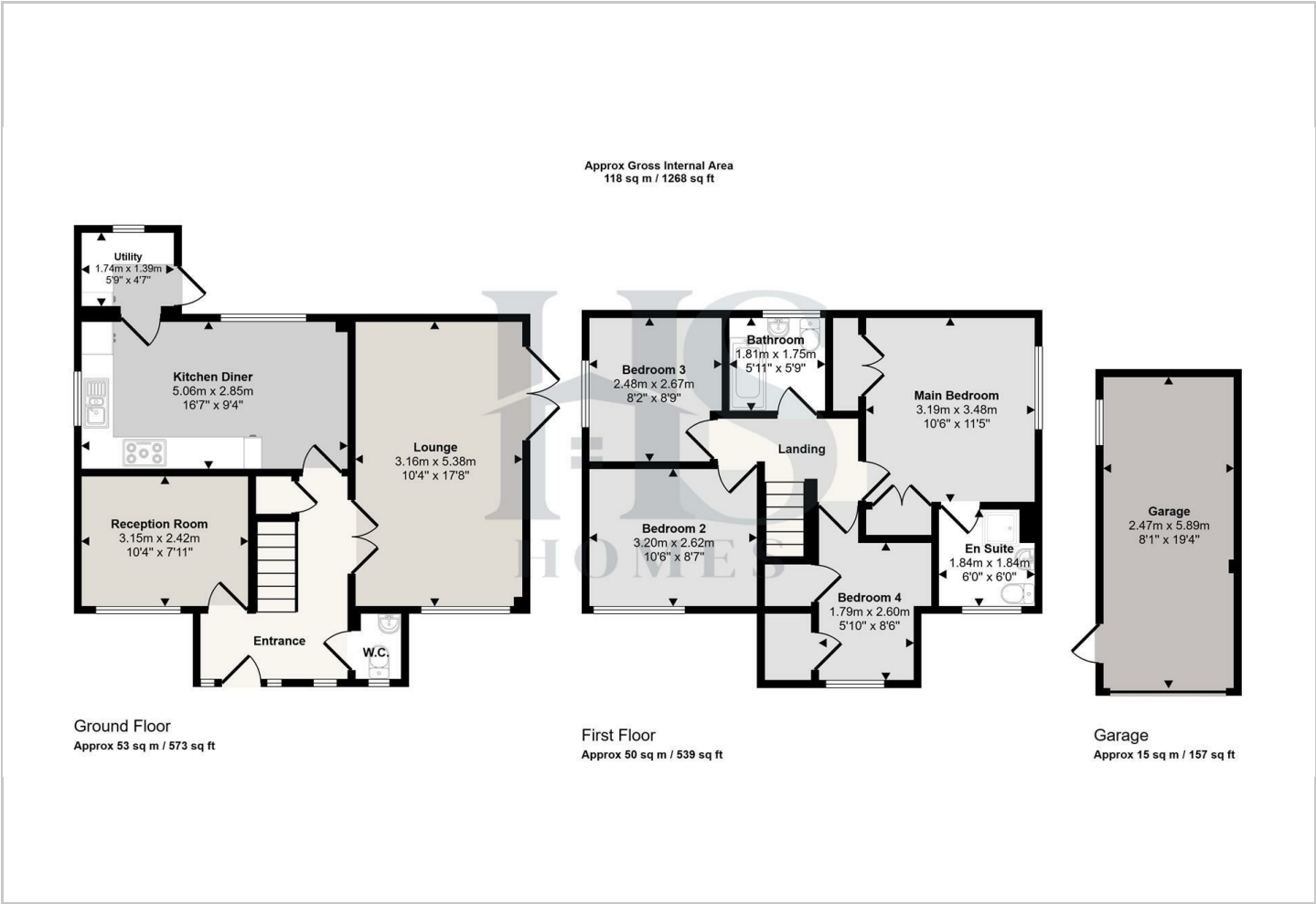
Hybrid Map



Terrain Map



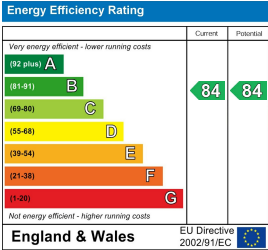
Floor Plan



Viewing

Please contact our HS Homes of Warwickshire Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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