



MORETON MORRELL

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**THE GREEN
MIDDLETOWN
MORETON MORRELL
WARWICKSHIRE
CV35 9AU**

3 miles from Wellesbourne village centre
8 miles to Stratford-upon-Avon
6 miles to Warwick and Leamington Spa
5 miles to Junction 12 of the M40 motorway at
Gaydon

**LOCATED AT THE END OF A QUIET
LANE WITH VIEWS OVER THE
SURROUNDING COUNTRYSIDE, A
DETACHED PROPERTY WITH
PLANNING PERMISSION TO DEVELOP**

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Shower Room
- Garden
- Driveway
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Moreton Morrell lies approximately mid way between the larger villages of Kineton and Wellesbourne, both of which offer a wide range of facilities, including, pubs, restaurants, shops, medical facilities and educational facilities. Moreton Morrell offers a popular primary school and community run Public House, Agricultural College and A Real Tennis Club.

The nearby larger towns of Stratford-upon-Avon and Leamington Spa, offer a wider range of services and facilities.

The B4455 Fosse Way lies a short distance to the East of the property which provides access to the M40 Motorway to the North and The Cotswolds Hills to the South.

The Green comprises a detached chalet style property, understood to date back to 1960-70's. Located at the end of a quiet no through lane, the property enjoys an idyllic position overlooking surrounding fields and countryside. The property has balanced accommodation over two floors, with a private gated driveway to the front and South facing garden to the rear.

The property has the benefit of current planning permission 21/01409/FUL (details available on the Stratford District Council planning portal) *"Demolition of existing garage and erection of two storey front extension, single storey side and rear extension and creation of three pitched roof dormer windows and one flat roof dormer window, introduction of slate roofing materials, cedar cladding and render"*

The developed property would include: three reception rooms, four bedrooms and two bathrooms, plus an "L-shaped" kitchen dining room opening to the rear garden. Currently the property offers the following:

GROUND FLOOR

Entrance Porch with glazed, windows and double doors, quarry tiled floor and electric light. **Entrance Hall** with staircase to first floor. **Sitting Room** double aspect to front and side of the property with feature stone fireplace, flagstone hearth and solid fuel stove. Built-in shelves and storage. **Dining Room** double aspect to front and side of the property. **Kitchen** fitted

with a range of painted units to opposite walls under roll top worktops. Inset stainless steel 1 1/2 bowl single drainer sink with mixer tap and inset four ring electric hob with extractor over. Range of drawers and cupboards under, space and plumbing for washing machine, matching units and worktop opposite with built-in high-level double electric oven. Storage cupboards, space for fridge, matching display shelves and full height storage cupboard. Outlook to the rear of the property with obscured glazed door to side of the property. **Utility Cupboard** with space and plumbing for washing machine and obscured glazed window. **Bedroom Three** outlook to the rear. **Shower Room** fitted with large corner shower with glazed sliding doors and electric shower unit, wash hand basin set to vanity unit with storage cupboards under and WC with concealed system. Tiled walls, tiled floor, towel radiator and obscured glazed window to rear.

FIRST FLOOR

Landing with storage space, window to side and built-in airing cupboard with pre-lagged hot water cylinder. **Bedroom One** is a large double aspect room with a range of built-in wardrobe cupboards, eaves storage space and high-level cupboards over bed recess. **Bedroom Two** outlook to the front of the property and a range of built-in wardrobe cupboards. **Bathroom** fitted with panelled bath, pedestal wash hand basin and close coupled WC. Part tiled walls and obscured glazed window.

OUTSIDE

To the front of the property a five bar gate opens to a private gravel driveway with parking and enclosed front garden laid to lawn with mature shrubs, trees and bushes. A pathway leads to the front of the property and continues to the side where a pedestrian gate opens to an enclosed rear garden which enjoys a southerly aspect. Paved terrace and gravel pathway, timber built shed, outside lighting.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.
Oil fired central heating. Boiler is in the kitchen, oil tank in the front garden

Ofcom Broadband availability: *Superast*.

Ofcom Mobile outdoor coverage Likely: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band E

Energy Performance Certificate

Current: 62 Potential: 78

Band: D

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

Planning permission obtained for development.
Access to the property is by a narrow lane. No rights of way or easements, risk of flooding, significant events, issues or restrictions known to at the property.
Vendor is overseas.

Directions

CV35 9AU

From the village centre and the public house, proceed down the hill, passing Brook Lane where Middletown will be found on the right hand side. Continue down Middletown where the property will be found at the end identified by our For Sale board.

What3Words:

///birthdays.dignity.scowls

CS 2248/08.07.2024

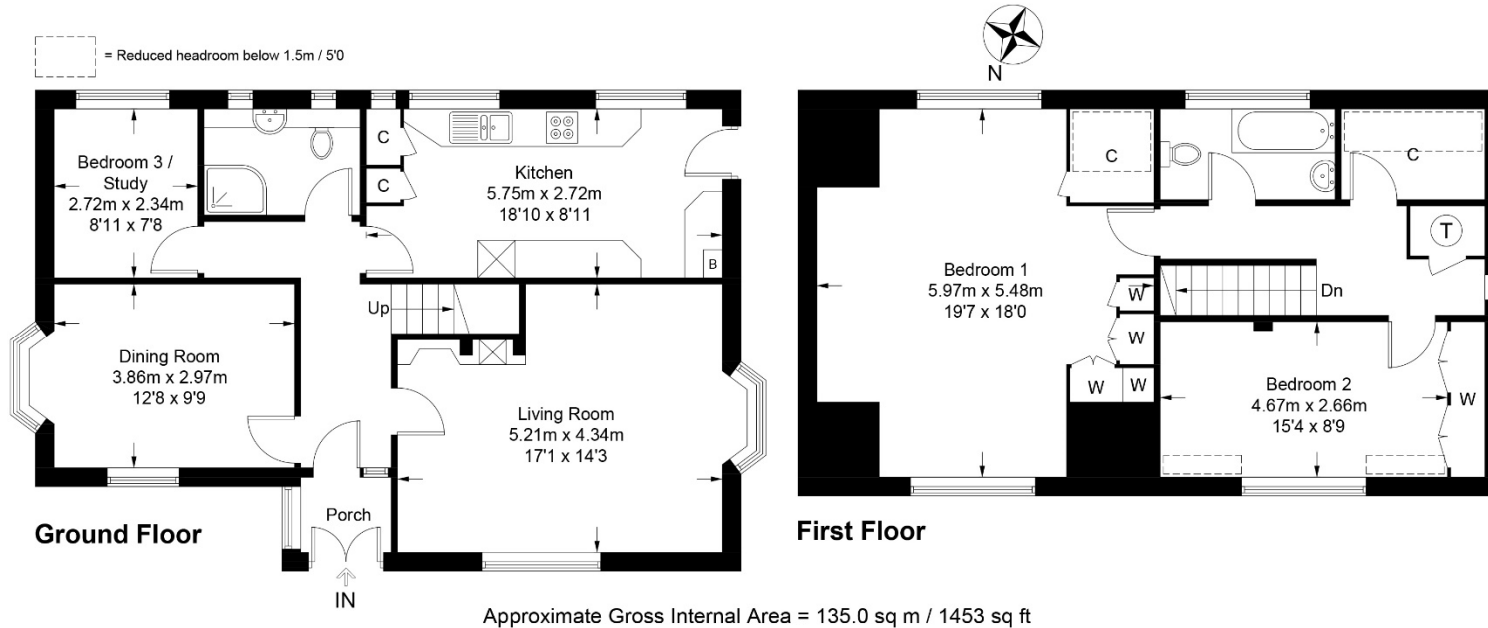


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1095835)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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