



Middletown | Moreton Morrell | CV35 9AU



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€300,000

A character property located in the village of Moreton Morrell. Parts of this three bedroom cottage date back to the 17 century originally forming part of the stables for the vicarage. Now the property boasts a living room with open fire, exposed stone walls and beams to ceiling and an open plan kitchen diner to the ground floor.

Upstairs there are three bedrooms and a family bathroom.

Outside to the rear is a pretty and enclosed garden.

A quintessential chocolate box cottage in a popular Warwickshire village, early viewing is strongly recommended to appreciate all this property has to offer.



- Chocolate Box Cottage
- Three Bedroom
- Living Room with Open Fire
- Kitchen Diner
- First Floor Bathroom
- Popular Village Location
- Enclosed Rear Garden
- EPC - E (42)



The property is accessed from the rear elevation via a covered wooden stable door which leads in to the Kitchen Diner. An additional covered wooden door leads in to the hallway.

**Dining Area**

12'1" x 7'4"

Having a light point to ceiling, wooden framed window to front elevation, single panelled radiator and having wooden laminate flooring. Solid wooden door housing a useful larder with electric socket.

**Kitchen**

8'11" x 6'5"

Having exposed beams and light point to ceiling, double glazed window overlooking the garden, fitted units to comprise four base units, drawer stack and seven wall mounted units, stainless steel double oven with space for microwave above, electric hob set in to work surface with tiled splash back and extractor over, space for fridge and fitted with a one and a half bowl sink set in to work surface with space and plumber for washing machine below, free standing, oil fired central heating boiler (fitted in November 2023) set in to what was the original fireplace.

From the kitchen solid door leading in to the hallway which has a door leading out in to the rear garden and a further door which leads in to the living room.

**Living Room**

14'4" x 12'1"

Having exposed beams to ceiling (we are told it is one single oak tree), two double glazed windows to rear elevation, two single panelled radiators, open fire with stone hearth and surround and one exposed stone wall.

A glazed door opens up to the staircase to the first floor landing

**Stairs and Landing**

Being carpeted to floor and having a light point to ceiling, window to front elevation and a single panelled radiator. Solid wooden doors lead in to all bedrooms.

**Bedroom One**

9'4" x 12'1"

Having light point to ceiling, double glazed window to rear elevation and a single panelled radiator.

**Bedroom Two**

9'2" x 7'2"

Having light point to ceiling, double glazed window to rear elevation and a single panelled radiator.

**Bedroom Three**

6'10" x 9'10"

Having light point to ceiling, double glazed window to rear elevation and a single panelled radiator.

**Bathroom**

9'2" x 5'10" (approx)

Light point and access to loft void to ceiling, double glazed window to rear elevation, single panelled radiator, walls are tiled to full height and has a suite of a bath with electric shower over, low level flush WC and a pedestal wash hand basin. Useful airing cupboard housing the lagged hot water tank.

**Outside**

As you enter the garden from the dining area there are pavers providing a patio area, the remaining part of the garden is laid to lawn with mature flowering borders.

**Services**

Please note there is no mains gas connected. We believe all other services are connected.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Council Tax**

We understand the property to be Band C.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

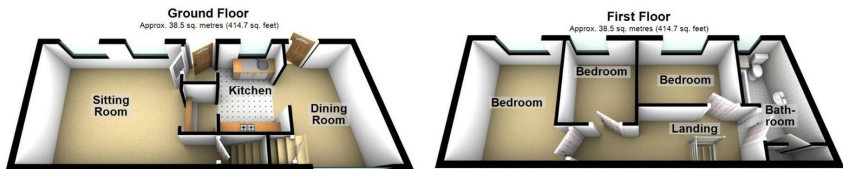
**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

**Management Department**

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

**Survey Department**



Total area: approx. 77.1 sq. metres (829.5 sq. feet)

**Energy Efficiency Rating**

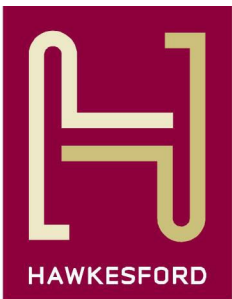
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.