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Randolph Cottage, Middletown, Moreton Morrell, Warwick







An attractive four bedroom detached spacious cottage, benefitting from three receptions and nestled in this attractive village location with open views to the side and rear.

Randolph Cottage

Forms part of this charming group of houses known as Middletown within a conservation area, in the village of Moreton Morrell.

This particular property effortlessly blends characterful living with a spacious family home of a size often rarely found. The accommodation is well presented and balanced throughout, having a number of flexible reception areas as well as an attractive breakfast kitchen with bay window overlooking the garden. Situated in between the two rear wings of the property lies a patio terrace area, perfect for entertaining adjacent to the kitchen, with steps up to a landscaped garden with open views beyond.

On the first floor is a galleried landing, three spacious double bedrooms and a useful fourth. Two of the bedrooms have en-suite facilities. Large garage to the side.

Briefly Comprising;

Entrance porch, through sitting room with feature fireplace and doors to the garden. Snug with inglenook fireplace, dining room, inner lobby leading to shaker breakfast kitchen, utility, ground floor cloakroom. First floor landing, master bedroom with en-suite shower room and fitted wardrobes, further double bedroom/study leading through to the second bedroom with en-suite toilet and wash facility, feature glazed windows overlooking the garden and beyond, and separate bedroom four. White refitted bathroom, part double glazing. Oil fired heating, Large garage. Fore court, patioed and lawned rear garden.

The Property

Is approached via blue brick block paved path leading to six panel entrance door giving access to...

Enclosed Entrance Porch

With vaulted ceilings, painted brick walls, leaded timber framed window to front elevation with secondary glazed unit behind, double radiator, quarry tiled floor, ledge and braced door to...

Through Sitting Room

11'3" expanding to 13'6" x 31'1" (3.43m expanding to 4.11m x 9.47m)
Being an effective space, and successfully zoned into two distinct areas. The front area has a painted beamed ceiling with wall light points, timber framed double glazed multi pane leaded window to front elevation, two radiators, timber floor leading through to a sitting area centred around a fireplace, stone hearth and three framed glazed windows overlooking the garden with further French doors to side, continuation of painted beam ceiling and radiator.







Snug
12'9" into inglenook x 13'10" (3.89m into inglenook x 4.22m)
With beamed ceiling, staircase rising to first floor landing, feature inglenook fireplace with flagged hearth, double radiator, further radiator, timber framed double glazed box window to rear elevation and further timber framed double glazed window to front. Semi open to adjacent Dining Room.

Dining Room
9'2" x 17'7" (2.79m x 5.36m)
With painted beamed ceiling, double glazed French doors leading to garden with fitted book shelves to either side, timber framed double glazed window to front elevation, radiator, doorway to...

Inner Lobby Area
Serving kitchen, utility and ground floor WC.

Ground Floor WC
Fitting with a white low level WC, wall mounted wash hand basin, radiator, tiled floor, timber framed double glazed window to front elevation.

Utility
8'2" max x 9' max (2.49m max x 2.74m max)
With working surface with Belfast style sink and shaker style cupboards below, floor mounted Worcester oil fired boiler, timber framed double glazed window to front elevation, exposed beams to ceiling, tiled floor, stable style door to side providing useful side entry to the property, radiator towel rail, stripped ledge and brace door to useful, shelved cupboard.

Breakfast Kitchen
11'7" x 15'4" (3.53m x 4.67m)
Attractively fitted with a timeless range of hand painted shaker style wall and base cupboards, with solid wooden working surface with underslung sink drainer with mixer tap over, granite to either side of range style cooker position with built-in filter hood over, space for tall fridge freezer. Beamed ceiling, attractive timber framed bay window with built-in seat below overlooking the garden to rear, with French doors to the patio to the side. Further double glazed matching side window, continuation of tiled flooring and double radiator. Space and plumbing for dishwasher.

First Floor Galleried Landing
Attractive semi-angled ceiling lines and two timber framed double glazed dormer windows to front, two radiators, wall light points.

Bedroom One
9'5" to front of fitted w'robes x 13'9" expanding to 19'8" in doorway (2.87m to front of fitted w'robes x 4.19m expanding to 5.99m in doorway)







Feature vaulted ceiling lines with exposed timbers, downlighter points to ceiling, timber framed double glazed window with views to the rear, radiator. Range of doors to fitted wardrobes with hanging and shelving. Hatch to roof space. Door to useful airing cupboard with insulated hot water cylinder and slatted shelving.

En-Suite Shower Room

Attractively fitted with a white suite to comprise; wash hand basin set into chrome stand, low level WC with concealed cistern, double walk-in shower cubicle with fixed rainwater style shower head and additional hand held shower attachment. Splashback tiling, tiled floor, radiator towel rail, timber framed double glazed window to front elevation, wall lighting, downlighter points to ceiling.

Bedroom Three

12'9" x 13'5" (3.89m x 4.09m)

With feature angled ceiling lines, two timber framed double glazed windows to side elevation, further timber framed single glazed window to front, double radiator, wall lighting. Ledge and braced door to useful wardrobe with hanging and shelf. Bedroom Three gives access via a ledge and braced door to Bedroom Two.

Bedroom Two

13'6" max x 16'3" (4.11m max x 4.95m)

With feature angled ceiling lines. The main feature of the room is undoubtedly three windows to rear with Velux double glazed roof line windows over, with built-in blinds, providing views over the garden and beyond. Further glazed timber framed glazed window to side elevation, double radiator.

En-Suite WC

Approached via pocket door, conservation style roof line window, low level WC, wash hand basin with mono-mixer set into Travertine tiled plinth and splashback, chrome radiator towel rail, tiled floor, extractor.

Bedroom Four

11'7" x 6'9" (3.53m x 2.06m)

With feature timber framed double glazed dormer window to rear elevation, radiator, hatch to roof space.

Family Bathroom

Attractively refitted with a white suite to comprise; double ended roll top, claw foot bath with period style mixer tap with shower attachment, low level WC, wash hand basin set into solid working surface and upstands with under slung sink and vanity storage. Feature panelling, timber framed double glazed window to dormer to rear, radiator towel rail, tiled flooring.

Outside (Front)

The property is approached via a fore court over block paving. Railings lead to the porch. To the right of the porch is another blue brick block paved pathway with herbaceous borders leading to the side of the







property, and ultimately to the rear garden. To the side is a canopy porch and the oil tank. To the other side of the property is the garage with a blue brick block cobbled forecourt.

Garage
14'6" approx 19'8" (4.42m approx 5.99m)
With electric up-and-over door, slightly irregular shape for measurements, with power and light as fitted and personnel door to the rear.

Outside (Rear)
Attractively landscaped and now providing an excellent patio and entertaining terrace, situated between the two wings of the property, leading to a curved wall and water feature with twin flight of steps leading up to the garden which is predominantly laid to lawn with mature herbaceous planting. Aadditional patio area to the rear with views, open aspect to the side and rear of the property. Outside lighting, power point and tap.

Mobile Phone Coverage
Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

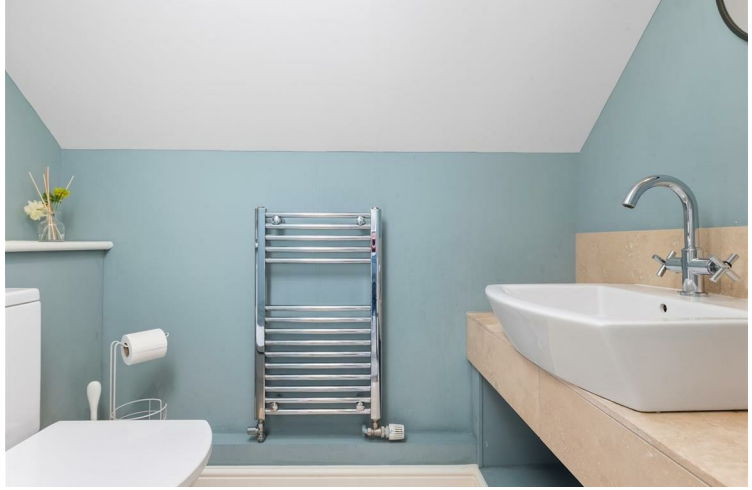
Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services
All mains services are understood to be connected to the property, with the exception of mains gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Council Tax Band F.

Location
CV35 9AU












Total area: approx. 207.7 sq. metres (2235.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

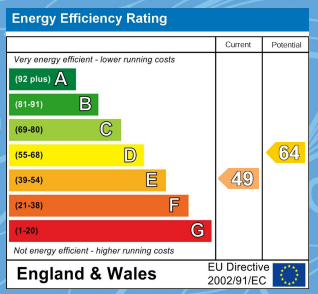
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