



The Green

Middletown, Moreton Morrell, CV35 9AU

Asking price £450,000

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Rachael of HS Homes welcomes this charming three-bedroom detached home to the market, beautifully positioned within a quiet residential setting and enjoying idyllic rural views right on its doorstep.

Nestled in a peaceful location surrounded by countryside, this lovely home offers the perfect blend of village tranquillity and practical family living. On approach, you are welcomed through a wooden gated entrance onto a generous, neatly landscaped driveway providing ample parking. A side access gate conveniently connects the front of the property to the rear garden.

Entering through the porch, you are greeted by a welcoming hallway which provides access to all ground floor accommodation. To the front of the property sits a spacious L-shaped lounge, filled with natural light from dual aspect windows to the front and side. This inviting room also benefits from a feature fireplace with fire and surround, creating a cosy focal point.

Adjacent to the lounge is the dining room, providing an ideal space for family meals and entertaining. This room also enjoys dual aspect windows to the front and side, making it bright and flexible for use as an additional guest bedroom, home office or living space.

To the rear of the property is a versatile reception room overlooking the garden which is currently used as Bedroom Three. The ground floor also benefits from a shower room comprising shower cubicle, WC and wash basin, with dual aspect frosted windows allowing for both privacy and ventilation, making it perfect for ground floor living.

The kitchen is positioned at the rear of the home and offers a range of worktops and cupboards with excellent storage. Dual aspect windows overlook the garden and a single door provides direct access outside.

The rear garden offers a combination of paved patio area — perfect for outdoor dining — and lawned space, along with a useful garden shed.

To the first floor, the landing provides access to two generous bedrooms and the main family bathroom, along with two large inset storage cupboards.

Bedroom Two is located to the front of the property and benefits from a large window showcasing the beautiful rural outlook, along with fitted wardrobe cupboard space.

The family bathroom is situated to the rear and comprises bath, WC and wash basin, with a large frosted window allowing natural light.

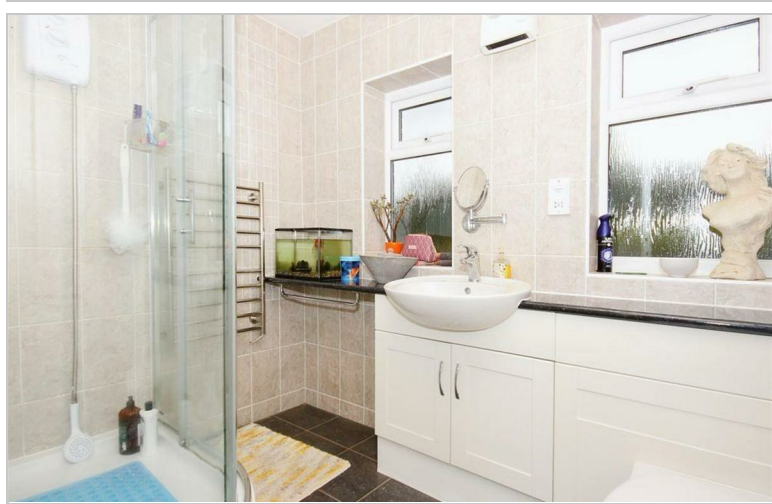
At the end of the landing sits the impressive double-length main bedroom. This spacious room features dual aspect windows to both the front and rear, with the front window enjoying stunning countryside views. Fitted wardrobes provide excellent storage within this principal bedroom.

Tucked away in the heart of Moreton Morrell, this charming home offers peaceful village living surrounded by rolling Warwickshire countryside, while remaining exceptionally well connected — just 10 minutes to Warwick, 16 minutes to Leamington Spa, 20 minutes to Stratford-upon-Avon, and within easy reach of the M40 and Warwick Parkway station with direct trains to London Marylebone.

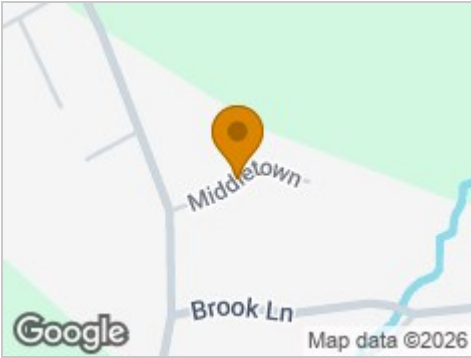
The village is home to its own primary school, Moreton Morrell CofE Primary School, as well as the well-regarded Moreton Morrell College, part of the Warwickshire College Group, and is within easy reach of top-rated local schools including Wellesbourne CofE Primary, Ettington CofE Primary, Kineton High School, and independent options such as Warwick School and Kings High School for Girls.

With countryside walks on the doorstep, a welcoming community, Holy Cross Church and a traditional country pub nearby, this is an idyllic setting for families seeking space, calm and quintessential rural living.

A wonderful opportunity to secure a spacious home in a desirable rural setting.



Road Map



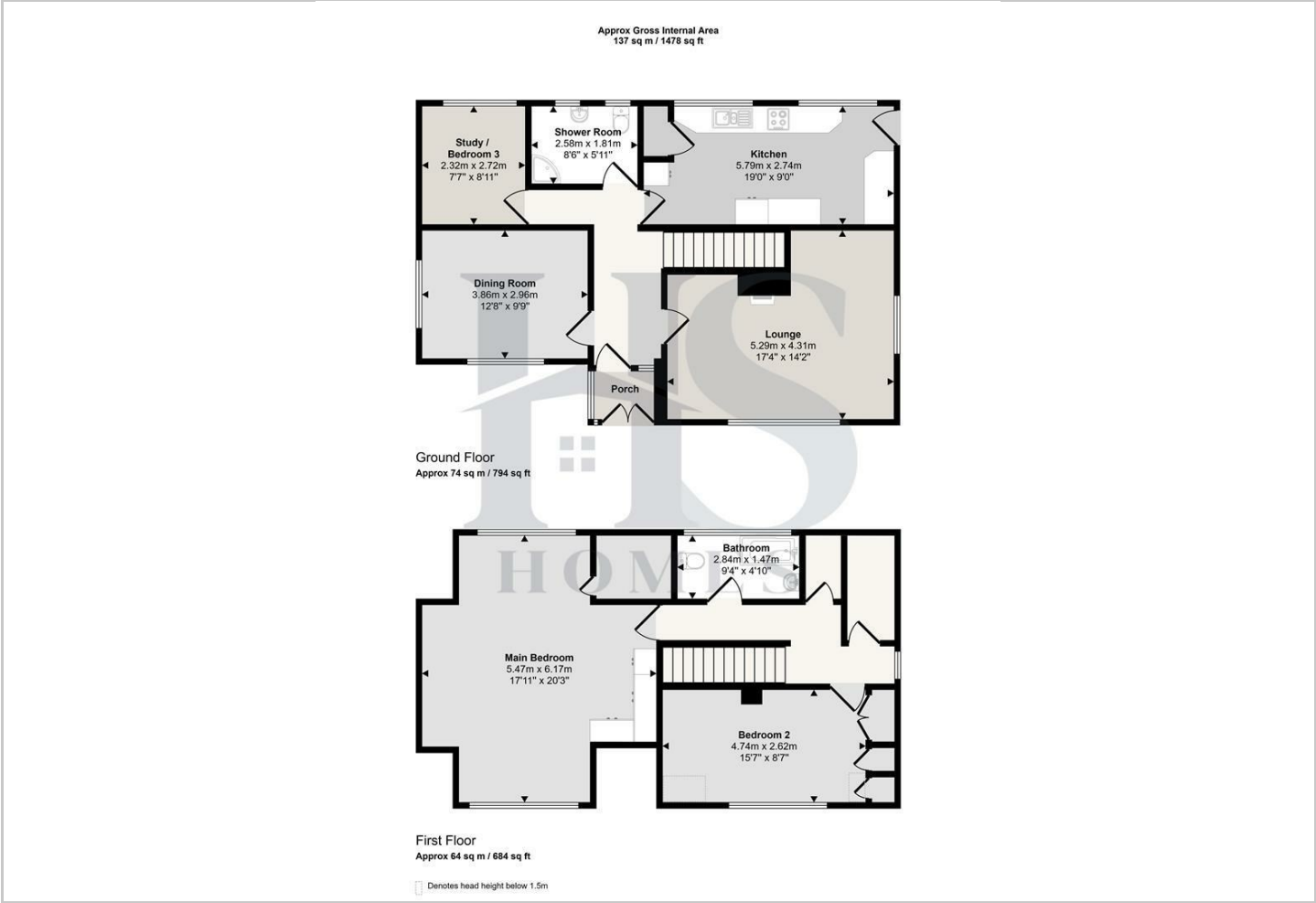
Hybrid Map



Terrain Map



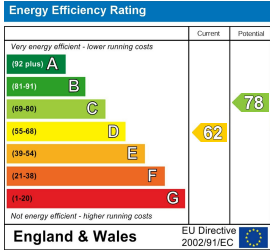
Floor Plan



Viewing

Please contact our HS Homes of Solihull 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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