



Middletown, Moreton Morrell, CV35  
Offers in the Region of £780,000

**Winkworth**

for every step...





## About the Property

Winkworth Leamington Spa are delighted to present to the market Paddox Cottage, a beautifully restored and significantly extended village home, nestled on the end of a quiet lane and dating back in part to the mid-18th century.

Thoughtfully reimagined by the current owners and featuring generous storage throughout, the property has undergone a comprehensive programme of renovation, including the demolition of the former garage and the construction of a substantial two-storey side extension, creating an impressive four-bedroom family home that seamlessly blends heritage character with refined contemporary living.

### Material Information:

Council Tax: Band E

Local Authority: Stratford-upon-Avon Council

Broadband: Superfast Broadband Available (Checked on Ofcom Feb 26)

Mobile Coverage: Limited Coverage (Checked on Ofcom Feb 26)

Heating: Oil

Listed: No | Tenure: Freehold































## The Finer Details

The entrance hall immediately showcases the heritage of the original cottage, with exposed beams and an impressive inglenook fireplace and bread oven creating a warm and characterful first impression.

To the front of the property, the principal reception spaces continue the period theme. The open plan sitting and dining room is both elegant and inviting, centred around a further inglenook fireplace, bread oven and framed by exposed timbers. This wonderful reception space leads seamlessly into the stylish kitchen.

The kitchen has been completely refitted to a high specification, combining contemporary cabinetry with quality worktops and integrated appliances. A central breakfast bar provides informal seating, while views across the garden and countryside beyond are drawn into the space through well-positioned windows. A further living room to the rear enjoys a bright dual-aspect outlook with a window seat and views to the extended terrace and garden, creating a strong indoor–outdoor connection and allowing the south-facing garden to be enjoyed throughout the seasons.

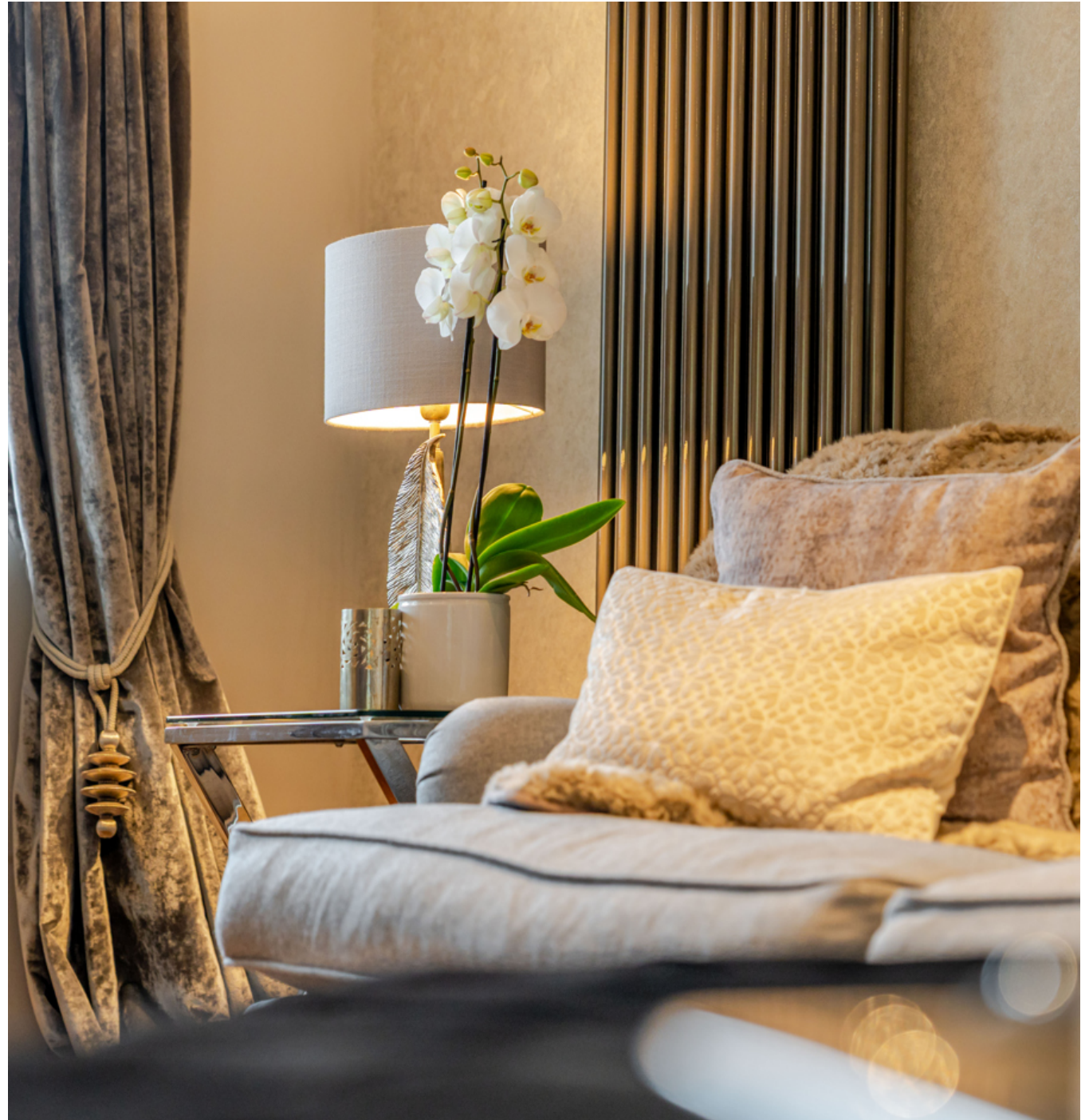
The first floor has been thoughtfully reconfigured to provide four genuine double bedrooms.

The principal bedroom suite is particularly impressive, enjoying elevated countryside views and benefitting from a well-appointed en-suite shower room finished to a high standard. Three further double bedrooms are served by a stylish family bathroom, also upgraded by the current owners with quality sanitaryware and contemporary finishes. The scale and proportions throughout reflect the success of the two-storey extension, creating balanced and versatile accommodation suited equally to family life, guest space or home working.

The south-facing garden has been extensively landscaped to maximise light, privacy and outlook. An extended terrace now provides a superb sun trap and entertaining space, ideal for summer dining. The lawn is framed by mature planting and established boundaries, creating a peaceful and private setting.

To the side of the terrace sits a separate outbuilding, formerly a stable, now converted into a high-quality home office. Thoughtfully adapted, it also incorporates a boiler cupboard, plumbing for a washing machine and a practical dog shower—an excellent addition for rural living.

To the front, there is off-street, driveway, parking.















































## About the Area

Paddox Cottage is situated within the highly regarded village of Moreton Morrell. Surrounded by rolling Warwickshire countryside, the location offers an idyllic rural setting while remaining exceptionally well placed for access to nearby towns and transport links.

The historic county town of Warwick lies approximately 6 miles by road, while the cultural centre of Stratford-upon-Avon is around 7 miles away, both offering an excellent selection of independent shops, restaurants, cafés and leisure facilities. The surrounding countryside provides superb walking and riding routes, reinforcing the strong lifestyle appeal of the area.

Families are well served by a range of local and state schooling options in nearby villages and Warwick, while highly regarded independent schools including Warwick School, King's High School and The King's School, Stratford-upon-Avon are all within easy reach.

Transport links are excellent, with access to the M40 motorway network nearby, providing direct routes to London and the Midlands. Rail services are available from Warwick and Stratford-upon-Avon stations, offering regular connections to Birmingham and London Marylebone.

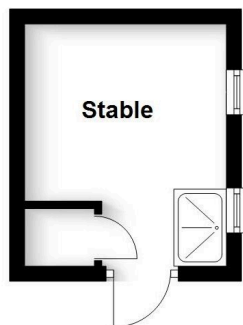
Combining peaceful rural surroundings with convenient access to Warwick and Stratford-upon-Avon, Middletown represents a highly desirable and aspirational Warwickshire setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



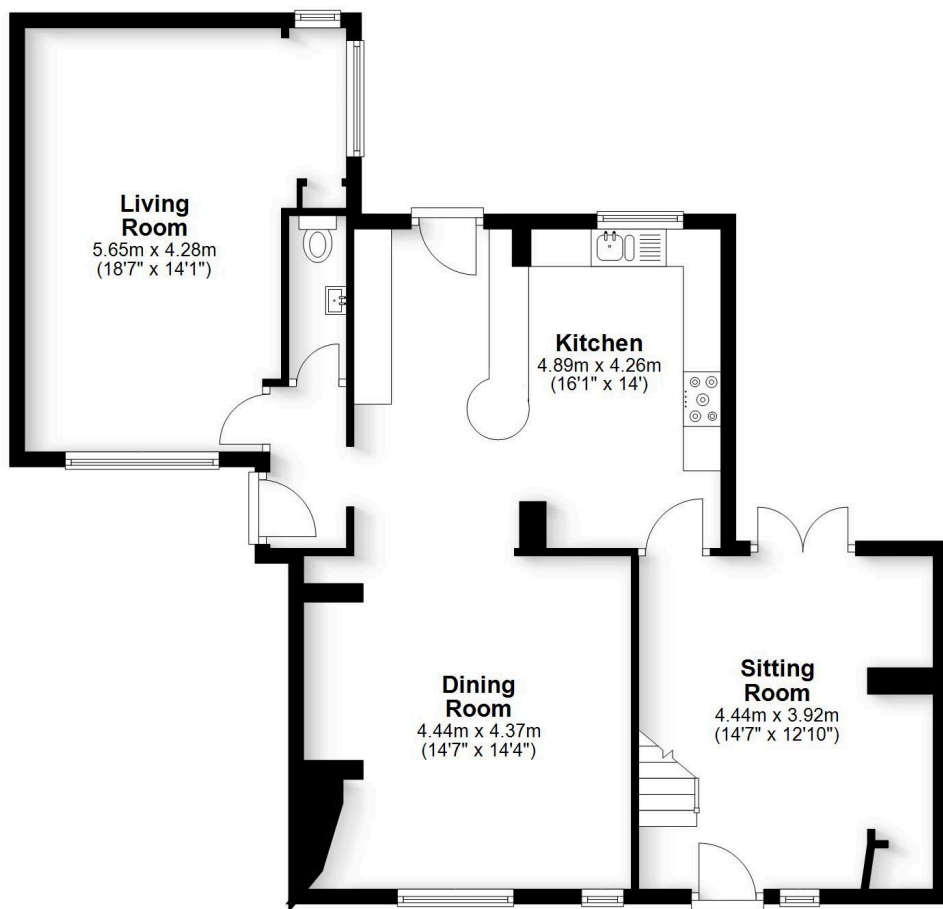






### Ground Floor

Approx. 93.3 sq. metres (1004.5 sq. feet)



### First Floor

Approx. 83.6 sq. metres (899.7 sq. feet)



Total area: approx. 176.9 sq. metres (1904.1 sq. feet)

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









Winkworth Leamington Spa  
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY  
[leamingtonspa@winkworth.co.uk](mailto:leamingtonspa@winkworth.co.uk)

**Winkworth**

for every step...