



**Connells**

Banbury Road  
Ettington Stratford-Upon-Avon



# Banbury Road Ettington Stratford-Upon-Avon CV37 7SR

for sale  
**£365,000**



## Property Description

A Charming Two-Bedroom Home with Converted Loft Room and Countryside Views

This beautifully presented home offers an excellent opportunity to acquire a much-loved property arranged over three floors, with versatile accommodation and a delightful garden with office.

On the ground floor, the entrance hall leads into a spacious living room, featuring an open fire with inset log burner and elegant parquet flooring open through to the large, open Kitchen/diner.

The first floor hosts two generous double bedrooms and a brand-new family bathroom. From the landing, a staircase rises to the loft room, complete with eaves storage and far-reaching views over open countryside.

Externally, the property enjoys a large rear garden, mainly laid to lawn with a stone seating area and home office. Across the garden, there is shared access via a neighbouring property leading to a double parking space and a single garage.

Additional benefits include a newly installed LPG central heating system and new double glazing throughout.

## Introduction

Ettington is located approximately 6 miles southeast of Stratford upon Avon, 16 miles

north of Banbury, and 10 miles southwest of Warwick. The village has a pub, The Chequers Inn, local shopping facilities, post office and store, together with Church, village hall and well regarded primary school. Ettington is served by a bus service to Stratford upon Avon with a less frequent service to Banbury. It is set in open countryside and the road network is ideal for commuting lying within the motorway network just off the Fosseway with ready access to the M40 junctions 12 and 15 being within 7 miles. In addition the B4455 (Fosseway) is a direct route to Cirencester to the South and Warwick/Leamington Spa to the North.

## Entrance Porch

Having door from side elevation into entrance hall with double glazed window to front elevation, parquet flooring which follows through into:

## Sitting Room

11' 4" MAX x 11' 7" MAX ( 3.45m MAX x 3.53m MAX )

A charming lounge comprising of an open fireplace with slate base and log burner inset, built in storage cupboards and shelving either side of the chimney, radiator, double glazed window to the front elevation and door through to the;

## Kitchen/Diner

22' 4" MAX x 11' 4" MAX ( 6.81m MAX x 3.45m MAX )

A warm and welcoming country style kitchen having built in seating area with space for table under stairs, large storage/larder

cupboard, shaker style wall and base units with complimentary work surfaces over, built in electric oven, gas hob ( ran off calor gas tanks ) with extractor hood over, inset Belfast sink, space for fridge/freezer, tiling to splash back areas, having a dedicated alcove for a Rayburn ( not in use ) or range style cooker and stairs rising to first floor. Leading through to rear lobby area having an open storage cupboard housing the central heating boiler with window to the rear elevation and french doors and double glazed windows leading out to the garden:

## First Floor

### Landing

Having stairs leading to loft room and doors to bedrooms and bathroom;

### Bedroom One

11' 4" MAX x 10' 5" MAX ( 3.45m MAX x 3.17m MAX )

Having double glazed window to front elevation, built-in wardrobes and radiator:

### Bedroom Two

11' 5" MAX x 9' 9" ( 3.48m MAX x 2.97m )

Having double glazed window to rear elevation, radiator, fitted wardrobes, shelving and built-in cupboard:

### Bathroom

Comprising of a low level W/C, wash hand basin, part tiled walls, bath with shower over and chrome ladder towel rail.

## Second Floor

### Loft Room

13' 9" MAX x 11' 7" MAX ( 4.19m MAX x

3.53m MAX )

Having built-in eves storage cupboards, electric radiator and window to rear elevation overlooking open fields;

## Outside

### Front

Metal gate to pretty foregarden with lawned areas, low level brick wall and graveled pathway leading to front door.

### Parking

There is access through a neighbouring garden to a double parking space and single garage. We have been advised by the Vendor the double parking area is not on the title, but shared between all three cottages.

### Garage

Having up and over door, power and light.

### Rear Garden

Generous sized, landscaped rear garden mainly laid to lawn with well-stocked borders, various trees including quince and pear tree, pathway leading to Summer House, timber fences to boundaries and gate to the side of the property.

### Council Tax

Local Authority: Stratford District Council

### Viewings

Strictly by prior appointment via the selling agent.



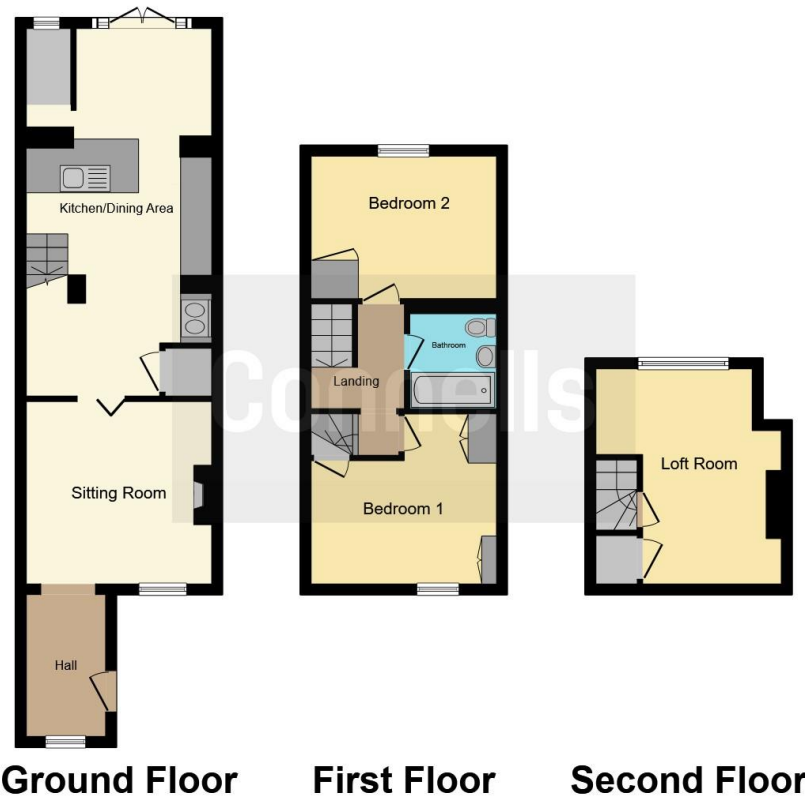












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Bridge Street  
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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WBE103969](http://connells.co.uk/Property/WBE103969)



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