



Saracens Yard
Rogers Lane | Ettington | CV37 7TA

FINE & COUNTRY

SARACENS YARD

An impressive and contemporary detached house in a prestigious location with separate annexe and panoramic views of the countryside. Offering the best of all worlds with four double bedrooms, two family bathrooms, en suite, striking kitchen, large lounge, office, second lounge, fifth bedrooms/playroom, utility, and south facing private garden. This house has excellent living space with a sophisticated modern lifestyle feel.



Ground Floor

You enter into a spacious outer glass hall with a slate floor, a door to the annex, and a glass door leading into the main reception hall.

The whole property has a striking and contemporary feel. The hall has Amtico flooring throughout, under stair cupboards and fabulous views through to the garden.

All rooms lead off the hall. The modern and extremely well presented kitchen, dining and lounge area is fantastic for entertaining and family living with glass spanning the entire front of the room that faces the garden with panoramic views of the countryside. Two doors open onto a large decking area creating a wonderful entertaining area and sun terrace with automatic sun-shade blinds. The kitchen has a double built in oven, ceramic hob, plenty of storage, integrated appliances, and an island. The dining area is exceptionally spacious with an additional area for sofas and chairs. There is another door to the side of the kitchen directly into the garden. The utility room has a kitchen area, a large storage area, and a laundry room with plumbing and drying room.

The office has glass spanning the entire frontage of the room with two doors leading to the decking terrace and garden. Again the views are breath-taking and the room currently has an office at one end, reception, and second lounge area/music room at the far end. This room could be used for several different purposes. The downstairs bathroom is impressive, well presented, spacious and has a large shower with rain head, WC contemporary Duravit basin and T shaped bath. The bedroom/play room has built in storage cupboards. There is a coat and storage room by the front door.

First Floor

The stairs leading to the first floor have built in uplighters. The main lounge is on the first floor. The room is striking, impressive with a chic feel. The views from the room are stunning. There is a feature fireplace, excellent living space, glass spans the whole of the front of the room with sliding doors taking you into another lounge area and directly on to the entertaining balcony. This section of the lounge has a lantern roof. The master suite once again has windows spanning the front of the room, plenty of built in storage and an en suite with shower, WC and basin. The second double bedroom has built in storage and glass doors at one end providing access to the balcony. The third bedroom is a smaller double that can connect to the annex if required. An additional cloakroom with WC and basin is on the first floor.

Annex

The annex has a separate entrance from the outer hall has stairs leading up to a large double bedroom with built in storage. The lounge has garden views and the bathroom has a double corner shower, WC and basin.



























Outside

Access to the property is through electric gates. The driveway has loose stone and brick paving leading up to a double garage and loose stone parking area. The property sits in the middle of the plot with a tree lined drive and to the front a mixture of mature flower beds, shrubs and trees. The rear of the garden is fabulous, laid mainly to lawn there is a lovely mixture of flower beds, shrubs, trees and summer house. The sun terrace with decking area spans the whole of the rear of the property with entertainment facilities. The upstairs balcony has a spiral staircase down allowing you to move from the sun terrace to the upper balcony without entering the house. The garden is completely private and south facing. There is outside lighting on the garden side of the house and drive lighting at the front.

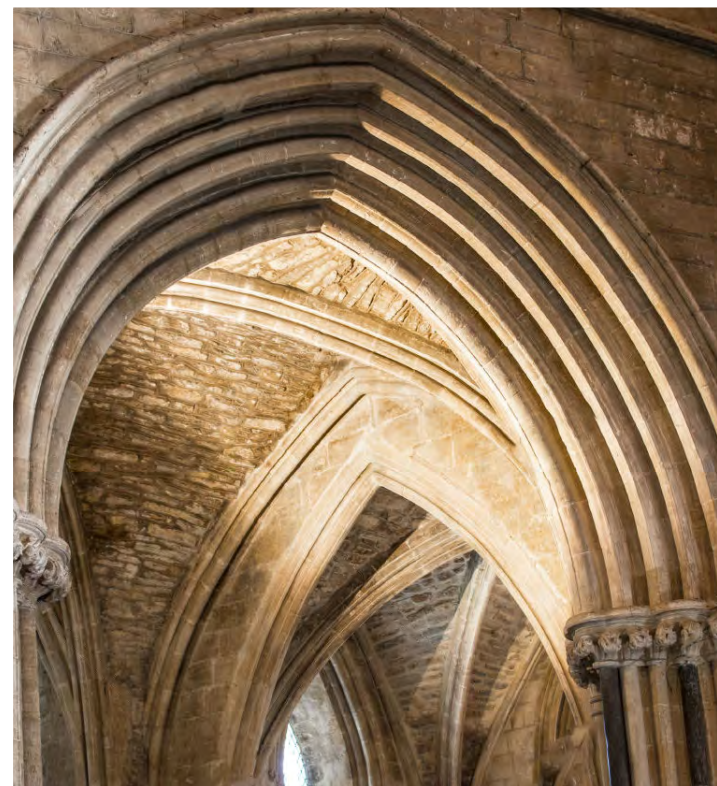




Location

Ettington is a highly desirable village 6 miles southeast of Stratford upon Avon. The village has a good range of facilities with an excellent Spar shop, post office, The Chequers Inn, pre and primary schools, community centre with a children's playground, football pitch, Basketball and tennis court. There is a regular bus service for all the local public, state and grammar schools and the village has excellent communication links with the M40, M42, M6, M5 and Birmingham Airport. There are direct trains to London and Birmingham from Stratford, Banbury, Warwick and Leamington.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, and attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre.





Services

The property is connected to mains electricity, water, drainage and has oil central heating.

Tenure

Freehold

Local Authority

Stratford District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

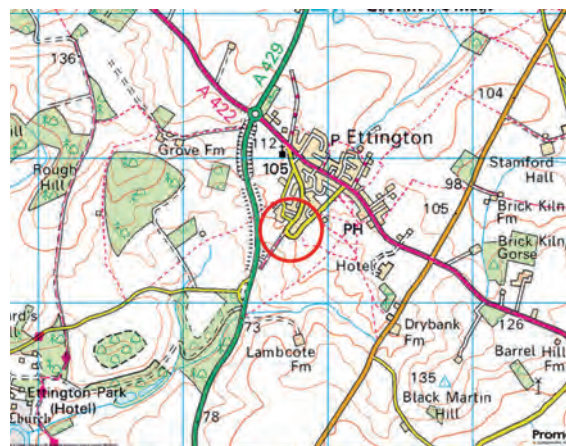
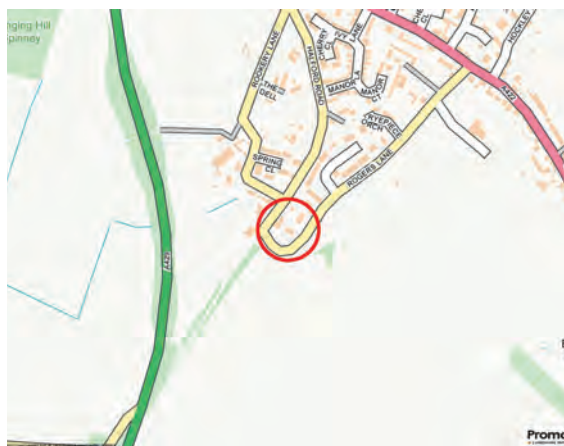
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

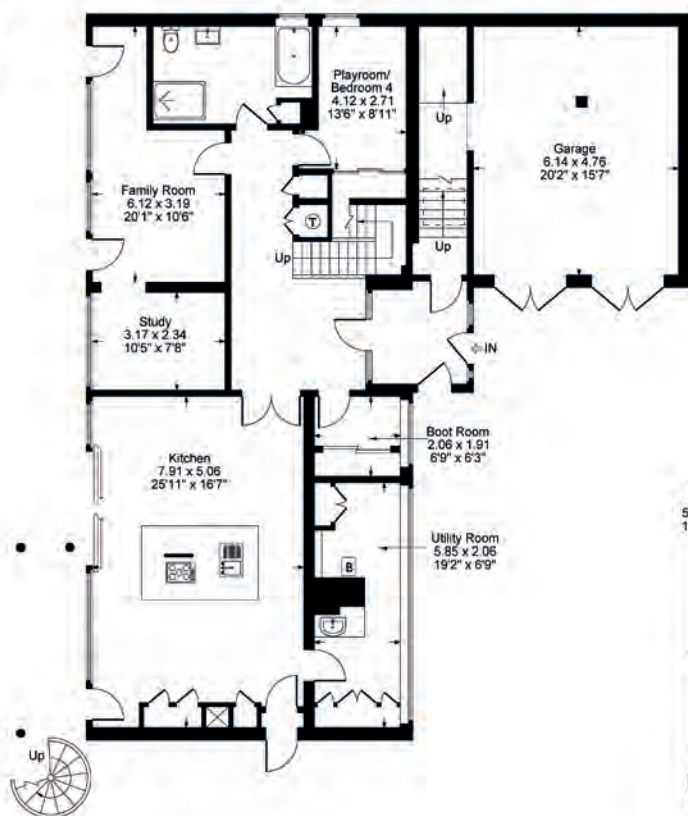
Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

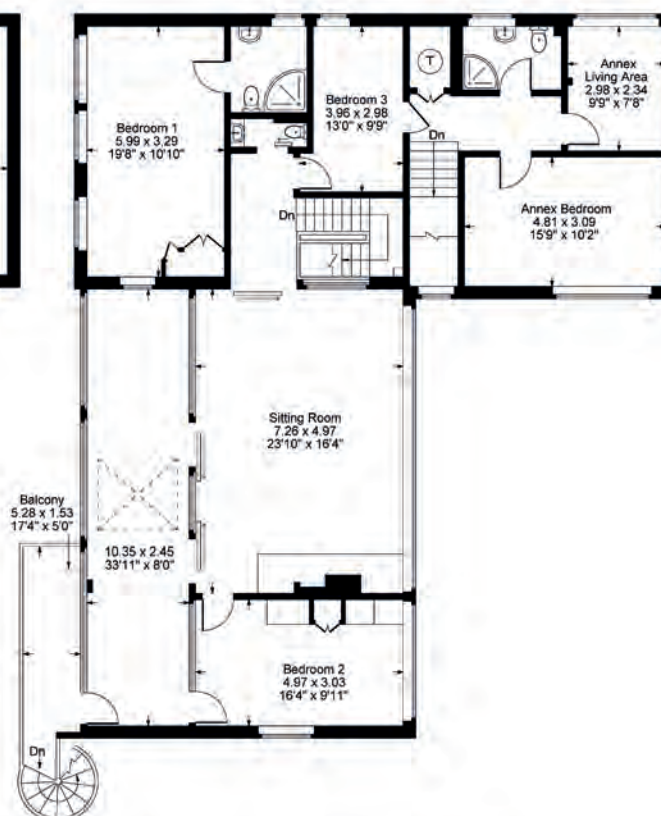
Directions

The postcode of the property is CV37 7TA





Ground Floor



First Floor

Approximate Gross Internal Area = 303.00 sq m / 3261.54 sq ft

Garage = 30.14 sq m / 324.49 sq ft

Total Area = 333.14 sq m / 3586.03 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		





CLARE REEVES
PARTNER AGENT

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Clare's background is in finance, business development, sales and marketing . Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

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