



**Loxley Cottage Farriers Yard, Off Banbury Road, Ettington,  
CV37 7SY**

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Loxley Cottage is a well presented modern semi detached residence, pleasantly situated within a small select development of only a handful of similar properties, conveniently located within the heart of the popular village of Ettington. Ideally suited to discerning first time purchasers or growing families, this property offers well appointed and spacious accommodation with a good degree of versatility. Internal inspection comes highly recommended to properly appreciate all this home has to offer.

The accommodation briefly comprises; canopy porch leading into an entrance hallway having a staircase to the first floor, access to a cloakroom/W.c and internal garage. A comfortable Lounge having wooden flooring and a feature stone fireplace incorporating a wood burning stove. There is a separate dining room (which could be knocked through into the kitchen to create a full width impressive dining kitchen), double French doors lead outside to a patio area, a Breakfast kitchen having a comprehensive range of attractive base wall and drawer units incorporating a built-in oven & hob.

To the first floor there are three excellent sized double bedrooms, the primary bedroom having a shower room en-suite, the guest bedroom being full width some 18Ft has a walk-in wardrobe which could potentially provide further en-suite facilities. The family bathroom includes a three piece suite. Outside the property benefits from a driveway providing parking and direct access to an integral garage having an up & over door, power and lighting. A further gravel fore-garden can provide additional car hardstanding along with a separate adjacent parking space, side gated pedestrian access leads to a good sized low maintenance rear garden having a substantial raised patio area, and the garden is fully enclosed.

Overall this is a super property incorporating many pleasing features, early inspection is highly recommended.





# Key Features

- Modern Freehold Semi Detached Residence.
- Located Within a Small Select Development of Only a Handful of Similar Properties.
- Sought After Popular Village Location, Close to Local Amenities.
- Deceptively Spacious, Well Presented, Versatile Accommodation.
- Two Reception Rooms Including a Cosy Lounge and Spacious Separate Dining Room.
- Fully Fitted Breakfast Kitchen Having a Comprehensive Range of Units Including Built-in Oven and Hob.
- Three Good Sized Double Bedrooms, The Primary Bedroom Having the Benefit of a Shower Room En-suite.
- Driveway, Integral Garage and Car Hard Standing for Several Vehicles.
- Low Maintenance, Neatly Landscaped Good Sized Rear Garden.

**Offers Around  
£380,000**

EPC Rating - D

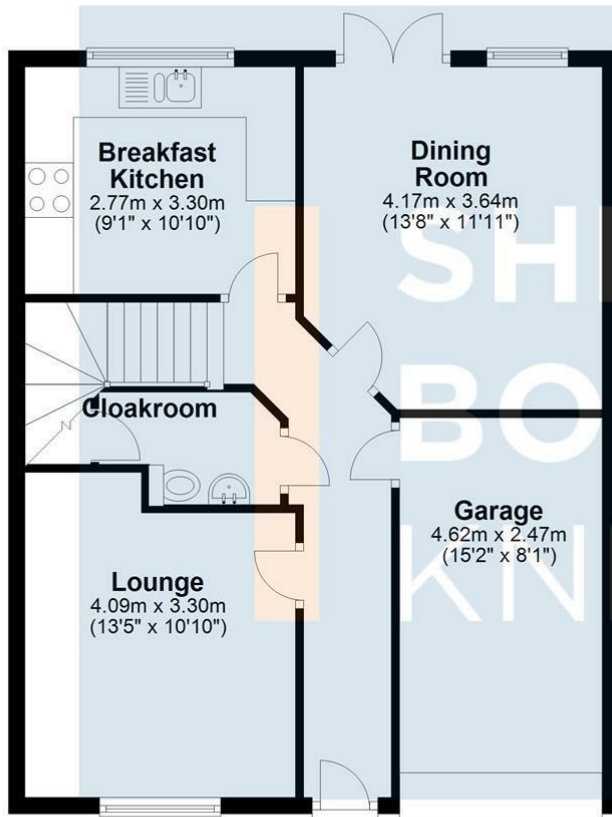
Tenure - Freehold

Council Tax Band - E

Local Authority -  
Stratford upon Avon District Council

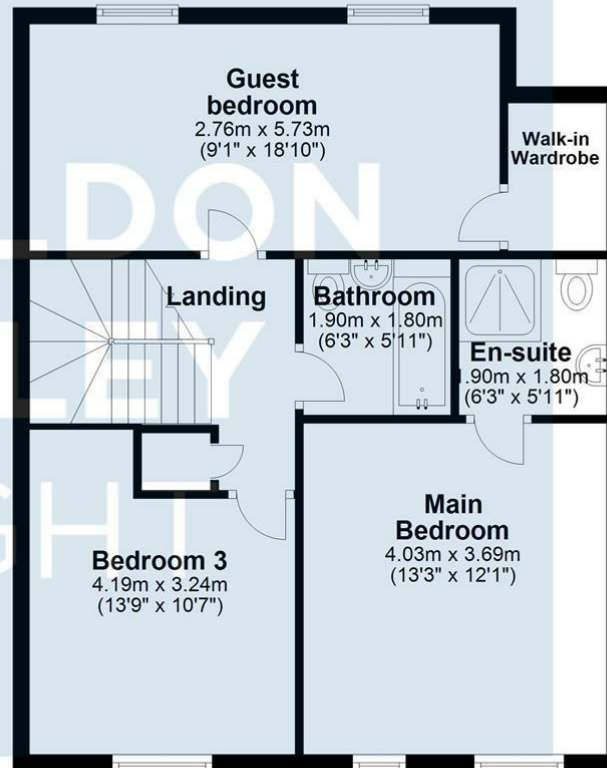
## Ground Floor

Approx. 62.7 sq. metres (675.3 sq. feet)



## First Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



Total area: approx. 124.3 sq. metres (1338.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.