



Broad Close House, Ettington, CV37 7NA

**SHELDON
BOSLEY
KNIGHT**



Property Description

Broad Close House is a superb, deceptively spacious, traditional family residence, brimming with character and charm. This well presented generous home offers a real sense you're within something rather uniquely special, enjoying almost 1700 Sq.Ft of delightful, well proportioned, flowing living accommodation. Broad Close House is a Grade 2 listed residence and really must be viewed internally to be properly appreciated.

The internal accommodation briefly comprises; an impressive reception hallway featuring a stunning original staircase, generous drawing/combined dining room, some 25ft in depth, enjoying natural light in abundance, incorporating a feature stone fireplace and bay window. There is a most impressive breakfast kitchen having a beautiful comprehensive range of quality contemporary units by Siemens and includes an array of built-in appliances with Miele Oven & Hob, combining the old with new there is also a original feature stone open fireplace. Double doors lead into a brick based Victorian style summer room, having further French doors to a delightful patio area. To the first floor there is a spacious landing having a feature window and a comprehensive built-in study station. There are 3 bedrooms, the primary and guest bedrooms being particularly spacious, the primary having built-in bedroom furniture, whilst the guest bedroom benefits from an en-suite shower room. The family bathroom also includes a three piece white modern suite and a fully tiled shower cubicle.

Outside the property has a garage, two parking spaces and a good sized, walled, landscaped lawned garden, having established flower borders trees and shrubberies. There is an extensive patio area and a further side paved garden with wrought iron gating.

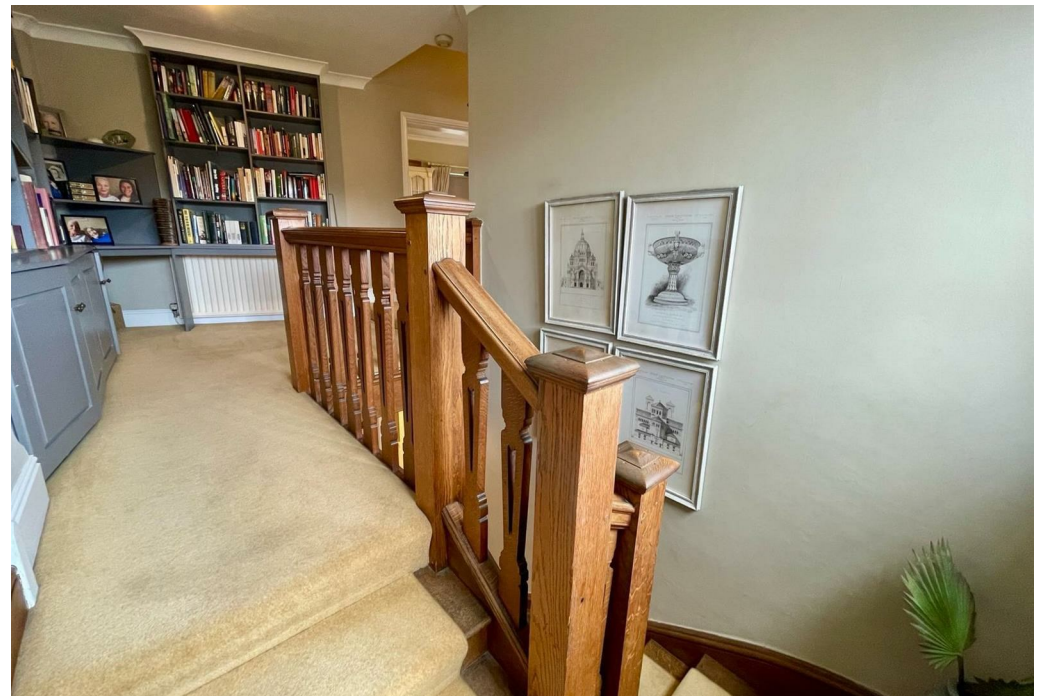


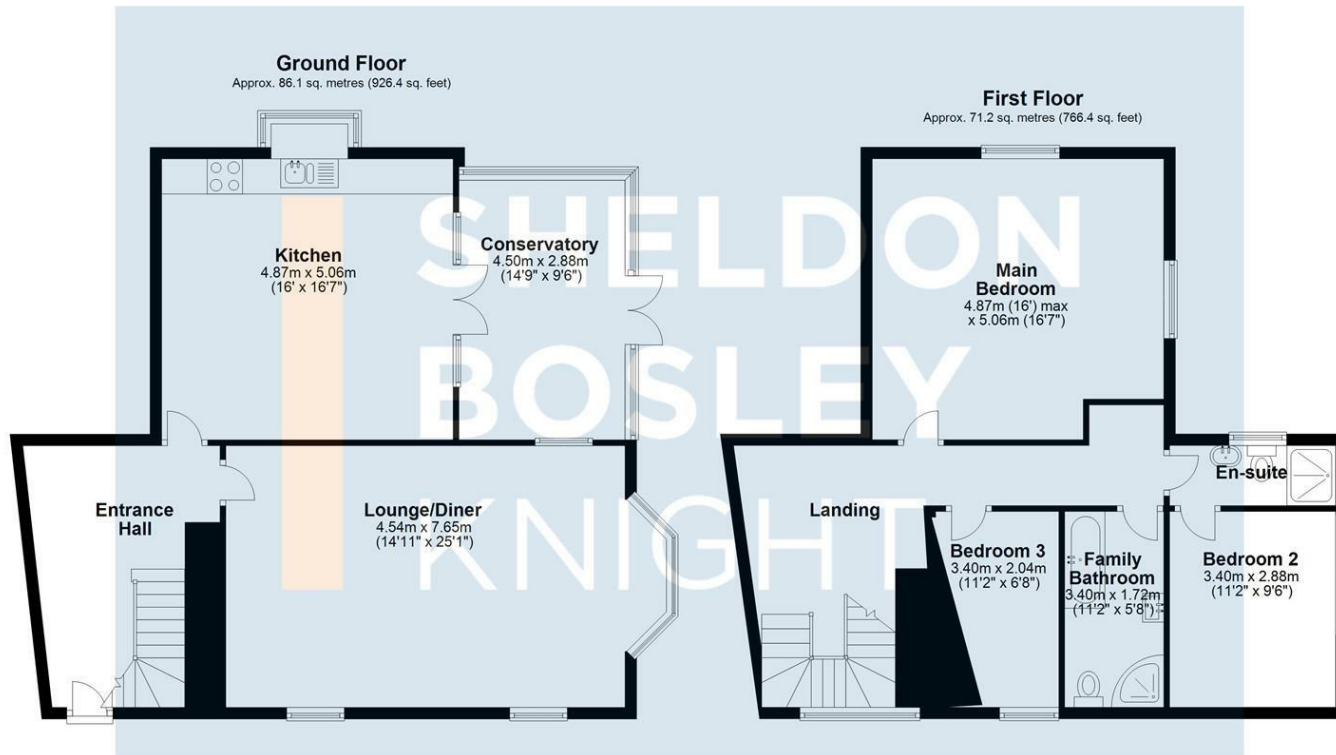


Key Features

- Sought After Village Location.
- Superb Period Characterful Family Residence.
- Deceptively Spacious, Well Presented Accommodation Amounting to Over 1,700sq.ft.
- Beautiful Spacious Lounge Combined Dining Room Some 25ft. in Depth.
- Outstanding Modern Contemporary Breakfast Kitchen Enjoying a Wealth of Built in Appliances.
- Pretty Victorian Style Summer Room.
- Three Good Sized Bedrooms. Ensuite Shower Room and Well Appointed Four Piece Family Bathroom.
- Beautifully Landscaped Walled Garden.
- Garage and 2 Parking Spaces.
- Internal Inspection Absolutely Essential.

**Offers Around
£600,000**





Total area: approx. 157.3 sq. metres (1692.8 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.



EPC Rating -

Tenure - Freehold

Council Tax Band - G

Local Authority
Stratford upon Avon district council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 387887

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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