



Little Cottage, Banbury Road, Ettington, CV37 7SU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Sheldon Bosley Knight are thrilled to offer for sale a rare opportunity to acquire a deceptively spacious and pretty cottage residence dating back to the 1880's and known as Little Cottage.

Being conveniently situated within the heart of the popular and sought after village of Ettington, this beautiful home really must be viewed internally to be properly appreciated.

The well presented and maintained accommodation brimming with character and charm briefly comprises; canopy porch leading into a spacious reception hallway having stairs off to the first floor, a delightful lounge featuring an original Inglenook fireplace with a solid fuel stove. There is a spacious dining room some 20Ft in width having French patio doors to an alfresco covered patio area. The dining area also leads into a nicely appointed kitchen having a range of neatly fitted units incorporating a built-in oven & hob, fridge & freezer and a Belfast sink. To the first floor there is spacious gallery landing, two good sized double bedrooms both benefitting from built-in wardrobes. The bathroom incorporates a white three piece suite.

Outside the Cottage has a shallow fenced fore-garden with covered side pedestrian access leading to a good sized lawned rear garden. There is a paved patio area having a useful covered canopy for outside dining along with a further raised patio area, flower borders and shrubberies and being fully enclosed, not directly overlooked and enjoying open fields to the rear.

Location -

Ettington is a popular and sought-after village situated approximately 5.5 miles south east of Stratford-upon-Avon. The village benefits from local general store together with Post Office, Church, Village Hall and well regarded primary school. There is also a great 18th century pub & restaurant with a menu featuring hearty fare, craft beer & fine wines. Ettington is served by a bus service to Stratford upon Avon with a less frequent service to Banbury.





Key Features

- A Beautiful Deceptively Spacious Cottage Full Of Character & Charm.
- Situated At The Heart Of This Popular & Sought After Village.
- Well Presented And Maintained Throughout.
- Welcoming Reception Hallway, Comfortable Lounge With Feature Inglenook Fireplace.
- Spacious Dining Kitchen Some 20Ft In Width With French Doors To Patio Area.
- Neatly Fitted Kitchen Incorporating A Built-In Oven & Hob & Further Appliances.
- Two Double Bedrooms With Built-in Wardrobes.
- Nicely Landscaped Good Size Lawned Rear Garden With A Canopy Patio.
- *Interested Inspection Absolutely Essential*

£350,000

EPC Rating - E

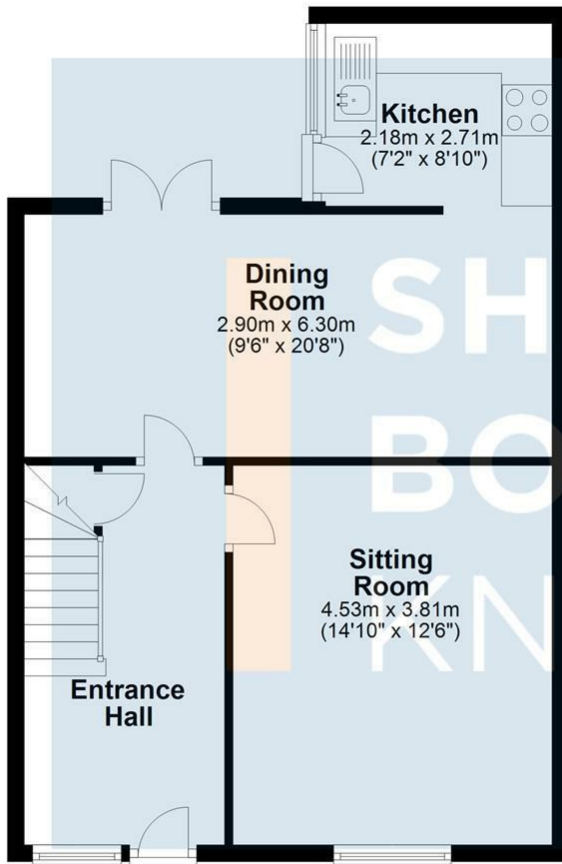
Tenure - Freehold

Council Tax Band - D

Local Authority -
Stratford upon Avon district council

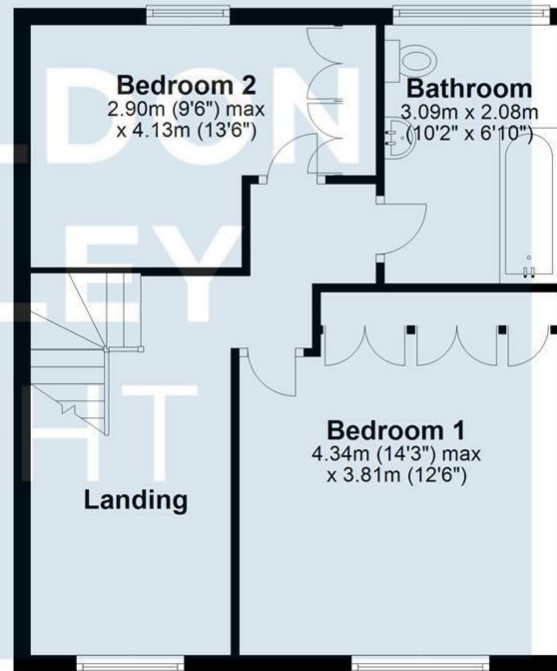
Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



Total area: approx. 101.0 sq. metres (1087.4 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.