



**Banbury Road, Stratford-Upon-Avon, CV37 7SR**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

**\*Converted Garage With Own Private Entrance\***

Nestled in the picturesque village of Ettington, this delightful, detached bungalow, offers a perfect blend of comfort and convenience. This well-appointed residence features four spacious bedrooms, making it an ideal home for families.

The property boasts a welcoming entrance hallway, leading through to the show stopping open plan kitchen diner. The space is large enough to be able to also house an informal lounge, passing through to a separate snug, which can be closed off with folding doors- perfect for entertaining or relaxing with loved ones.

There is an internal door through to the converted garage. With private side access from the main home and a shower en-suite, it would make an ideal bedroom suite for teenagers or elders alike, offering a sense of independence. The space also lends itself to a multitude of uses such as workshop, home office or salon.

The main bedroom is generously sized and has patio doors leading directly to the garden. There are two further double bedrooms and a re-fitted family bathroom. A handy utility space leads through to a further WC.

The extensive driveway has been enhanced by the addition of electric gates and is block paved with a feature island. To the rear is a generous garden with plenty of storage solutions and an established pond.

Ettington is known for its serene surroundings and community spirit, making it a wonderful place to call home. The local amenities, including shops and schools, are within easy reach, while the beautiful countryside offers ample opportunities for outdoor activities and leisurely walks.

This bungalow presents a fantastic opportunity for those looking to settle in a tranquil yet accessible location. With its generous living space and thoughtful layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own.







## Key Features

- Substantial Detached Bungalow
- Offers Versatile Layout To Suit Living Needs
- Impressive Open Plan Kitchen Diner
- 4 Bedrooms
- Converted Garage With Own Access & Shower En-Suite
- Extensive Driveway With Electric Gate Access
- Popular Village Location
- Underfloor Heating
- Large Boarded Loft With Ladder Access
- Must Be Viewed

**£600,000**

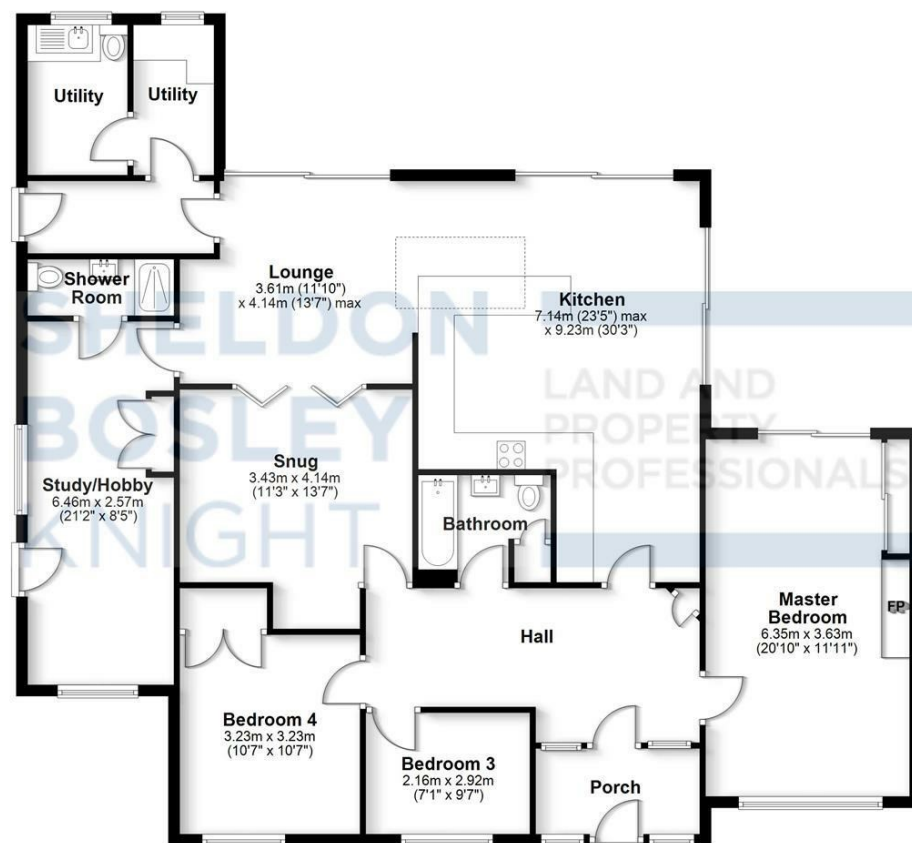






## Ground Floor

Approx. 164.6 sq. metres (1771.3 sq. feet)



Total area: approx. 164.6 sq. metres (1771.3 sq. feet)

All efforts have been made to ensure the measurements are accurate, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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