

1 Halford Road, Stratford-Upon-Avon, Warwickshire CV37 7TH Offers Over £600,000

charlesrose.

Easter Cottage is a characterful and spacious home located in the picturesque village of Ettington, Warwickshire. Blending traditional charm with modern comforts, the property features five bedrooms across two floors, including versatile ground floor accommodation with a study/bedroom option and a bright kitchen breakfast room that opens to the garden. Period features such as exposed beams and an inglenook fireplace enhance the cosy lounge and dining areas. Outside, the cottage offers a patio, lawn, raised vegetable beds, and views of the historic Holy Trinity Church, along with practical additions like a carport, driveway, and workshop. Situated near Strafford-upon-Avon, it enjoys a peaceful rural setting with convenient access to local amenities and transport links.

IOCATION

Ettington Village, located in Warwickshire, The first floor comprises three well-Hotel and the St. Nicholas Church, dating walking and cycling routes. Ettington provides of lifestyle needs. a rural lifestyle while being within close proximity to larger towns such as Stratfordupon-Avon and the city of Coventry. The area is accessible via the nearby M40 motorway and has local amenities including schools and shops.

GROUND FLOOR

One of the bedrooms is currently being used adding character to the setting. as a study, showcasing the accommodation's versatility. The heart of the home features a light-filled kitchen breakfast room with bifold doors opening onto the patio, perfect for indoor-outdoor living. A characterful dining room with exposed beams flows into a cosy lounge, complete with another set of exposed beams and a striking inglenook fireplace housing a log burner, creating a warm and inviting atmosphere. To the rear, a conservatory offers additional space and is currently being used as a practical utility room, enhancing the functionality of the home.

FIRST FLOOR

England, is a historic village known for its proportioned bedrooms, offering comfortable traditional architecture and scenic countryside. accommodation for family or quests. A family It is home to the Grade I listed Ettington Park bathroom and a separate shower room provide practical convenience for everyday back to the Norman period. The village is living. The layout is functional and wellsituated near the River Stour and offers various balanced, making this floor ideal for a range

OUTSIDE

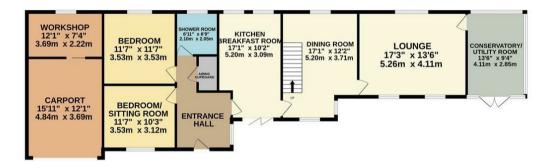
Outside, the property offers a practical and versatile space that includes a patio area ideal for outdoor seating, along with a lawn that provides a generous area for general use. Raised vegetable beds present the potential for gardening enthusiasts, while established The ground floor of this charming cottage borders add some natural greenery. There is offers a spacious and flexible layout, ideal for also a car port and a driveway offering offmodern living. Upon entering, you are road parking, as well as a workshop that welcomed by a generous hallway leading to could be used for storage or various projects. two well-proportioned bedrooms, with a The outdoor space enjoys pleasant views conveniently located shower room nearby. towards the historic Holy Trinity Church,







GROUND FLOOR 1416 sq.ft. (131.6 sq.m.) approx.



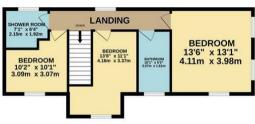
1ST FLOOR 564 sq.ft. (52.4 sq.m.) approx. (92 plus) A

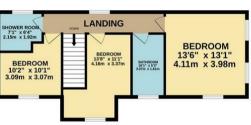
(92 plus) 🖄 (81-91)

England & Wales Environmental Impact (CO₂) Rating

England & Wales

EU Directive 2002/91/EC





TOTAL FLOOR AREA: 1980 sq.ft. (183.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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