



Spring Cottage, Fulready, Ettington

£1,150,000

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## Spring Cottage, Fulready, Ettington

One of four individually designed high quality homes built with local stone by the renowned builders Johnson & Johnson. Set on the edge of the pretty hamlet of Fulready with uninterrupted South facing views over the beautiful Warwickshire countryside towards the Ilmington Hills.

Approached through double farm gates onto gravel driveway providing parking for a number of vehicles, adjacent the property is a detached double garage. Riven paved footpath leads to the oak framed porch. Oak door opens into the generous & welcoming reception hall with feature oak staircase to the open landing above. The hallway & many of the ground floor rooms boast tumbled travertine flooring. Throughout the house the attention to detail is evident with exposed oak beams, handmade oak doors with cast iron furniture. Wooden double glazed windows throughout, with deep sills. Underfloor heating makes every room easy to place furniture.

The sitting room features an attractive fire surround with freestanding Chesneys multi fuel stove on a stone hearth. Beyond this room is the dining room which also has a working fire place fitted with a Stovax multi fuel stone, again on a stone hearth.

As with most homes the kitchen / breakfast room is the heart of the home and Spring Cottage is no exception. There is the added practicality of an adjoining family room that can be closed off with double doors.

Fitted with a bespoke handmade Steve Booker kitchen, this well equipped kitchen boasts a range of hand painted base cupboards & drawers under cashmere white granite work surfaces, two wall units. The central island is topped in oak. The kitchen benefits from a double Belfast sink. Integrated dishwasher and an electric Rangemaster cooker with an induction hob within decorative over mantle / extractor feature unit. There is ample space for freestanding American style fridge/freezer & additional furniture. The utility room is equally well appointed with a Belfast style sink, wall & base units plus space and plumbing for white goods. There is a good sized cloakroom fitted with Heritage sanitary ware. A high level WC, wash basin & heated towel rail. Stable door leads to the garden.





Upstairs the peaceful ambience continues with a spacious landing from which radiates the three bedrooms.

The principal bedroom naturally affords the finest views over the garden & surrounding countryside. The room features a walk in wardrobe & beautifully appointed en-suite with oak flooring and Heritage sanitary ware.

Both the second & third bedrooms have built in wardrobes and each have their own en-suite shower room fitted to the same exacting standards also with oak flooring. Heritage sanitary ware & complimentary tiling and a Velux window.

Outside there is a timber clad detached double garage with external hardwood staircase to a storage room that has full planning permission to convert into a fourth bedroom with en-suite. Log store and a secure garden workshop. The South facing garden is private & adjoins pastureland. The garden is laid to lawn with well stocked borders. Wooden arbour covered with mature climbers. Extensive patios for summer relaxing & al fresco dining.





## SERVICES & GENERAL INFORMATION

Mains electricity & water. A shared Klargester Bio Disk treatment plant situated on another of the four properties. Security alarm. Heating and hot water is supplied via Air sourced heat pump. Telephone & Broadband are connected to the property subject to the usual transfers. The property is FREEHOLD and is in tax Band G. The local authority is Stratford District Council.

## LOCATION

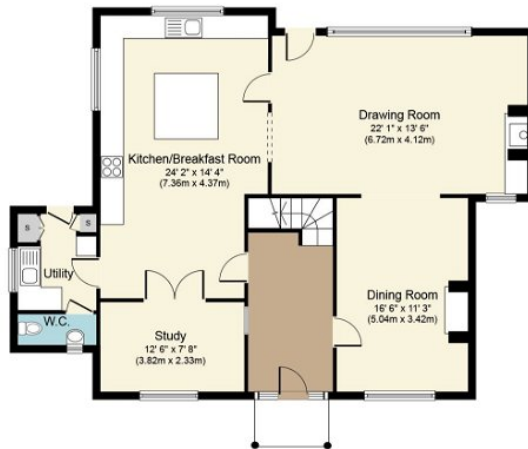
The property is situated amidst picturesque Warwickshire countryside on the edge of the quiet hamlet of Fulready, close to the Fosse Way connecting the Cotswolds to Stratford & Warwick. The village of Ettington is approximately 2 miles to the north which benefits from many facilities, including a general store or everyday use, as well as the Chequers public house. A highly regarded pre-school nursery & primary school. Community centre with play areas and a tennis court.

Transport links are excellent with the M40 junctions 11 and 15 being approximately 15 & 11 miles away. The A429 Fosse Way provides road links to the North and South.

Moreton in March and Banbury both have main line railways stations with services to London. Birmingham International Airport lies approximately 34 miles to the North.

There are State & Private Schools for all ages in the surrounding area, most served by school buses.

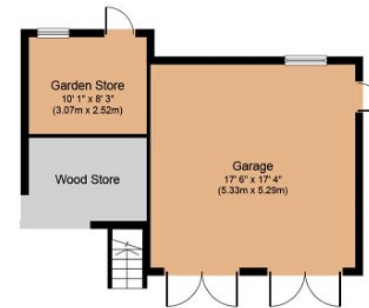




**Ground Floor**  
**Approximate Floor Area**  
**1,127 sq. ft.**  
**(104.7 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**792 sq. ft.**  
**(73.6 sq. m.)**



**Outbuilding Ground Floor**  
**Approximate Floor Area**  
**466 sq. ft.**  
**(43.3 sq. m.)**



**Outbuilding First Floor**  
**Approximate Floor Area**  
**193 sq. ft.**  
**(17.9 sq. m.)**

**Approx. Gross Internal Floor Area 2,577 sq. ft. (239.4 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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