



**Ettington Grange, Stratford Road, Ettington,  
Stratford-upon-Avon, CV37 7NU**

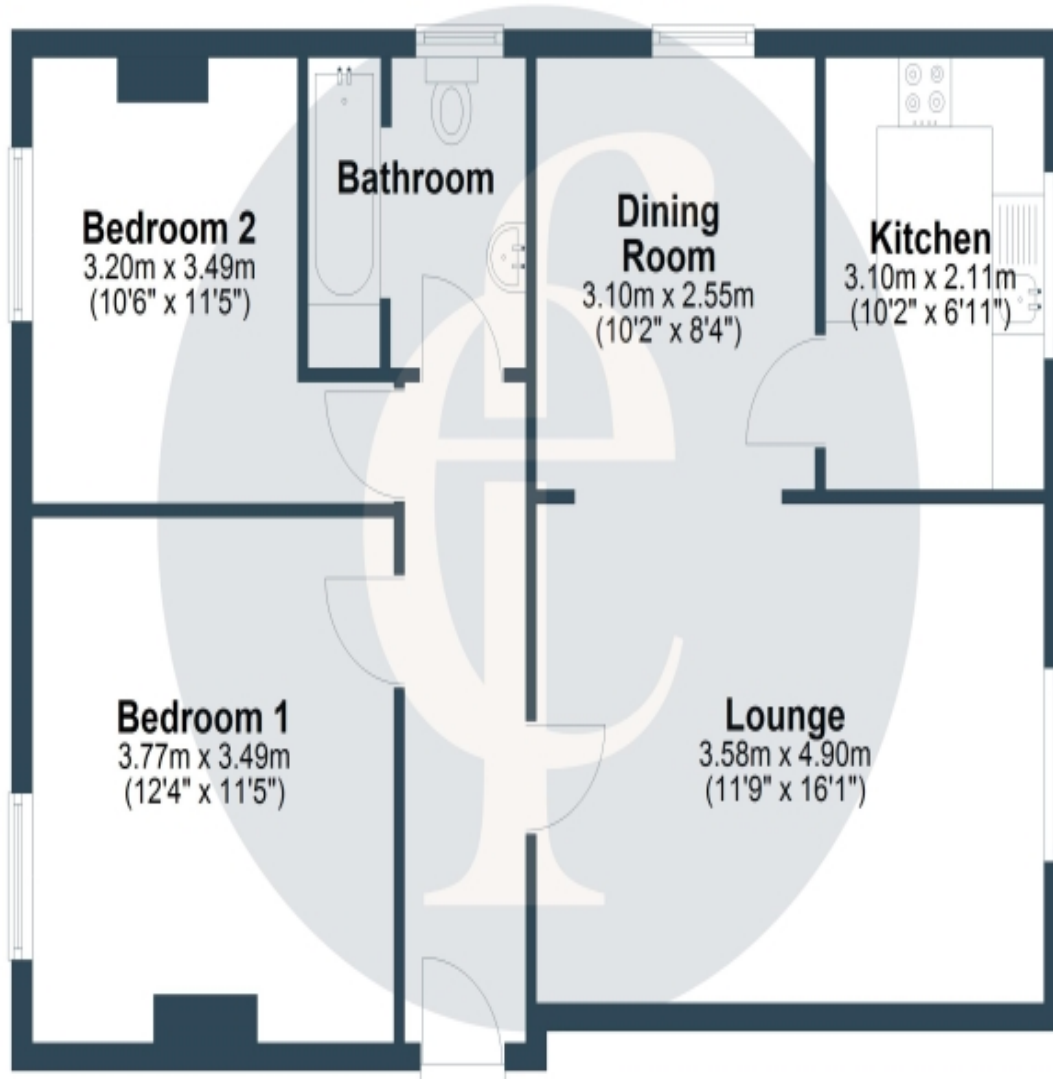
**Guide Price £230,000**





## First Floor

Approx. 67.1 sq. metres (722.4 sq. feet)



Total area: approx. 67.1 sq. metres (722.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Where do we start with this superb home? Are you looking for stylish living with ease of little maintenance but all the character and charm of a period home? Would you like to enjoy uninterrupted views as far as you can see but still be just 6 miles from Stratford upon Avon? If the answers are yes then this is the property for you. You can have all of the period features but none of the maintenance when you purchase this stunning converted home and you can be in the countryside but still have easy access to Stratford upon Avon, Warwick, and Leamington Spa not forgetting the Fosse Way and Wellesbourne for amenities.

Ideal as a downsize, a first purchase, a lock up and leave or even an investment, this property can tick all options. Sympathetically converted from a former Rectory Ettington is a well-placed village situated to the southeast of Stratford-upon-Avon with facilities that include a Spar and coffee shop, post office, The Chequers Inn, highly regarded pre and primary schools, community centre with a children's playground, football pitch, basketball, and tennis court. A bus service picks up for the local public, state, and grammar schools. Superbly positioned for the commuter, being only a stone's throw from the Fosse Way, giving access to the M40, providing routes to Birmingham to the north and London to the south.

As you approach via the sweeping driveway to Ettington Grange it is immediately obvious that you have arrived at a home that you could settle into very quickly and be quite at home from day one. As you enter through the welcoming communal hallway via the solid timber door you are greeted by period features and the stairs rising to the first and second floors. Adding to the elegance are the bespoke shutters to the bedroom and sitting room windows, the recently fitted stylish kitchen, the high ceilings, and the contemporary decor throughout. It should be noted that the boiler has been replaced in the last 3 years saving any new owner the expense and trouble.

Number 3 is positioned on the first floor and offers an entrance hallway leading to all rooms. The "L" shaped sitting through dining room with dual aspects via the original sash windows inviting the views inside. This room is generously large, light, and airy, and offers ample space for relaxation and dining. The modern stylish kitchen is conveniently placed off the reception room and includes integrated appliances. Both bedrooms are doubles and continue the high ceiling theme. The property is complete with a three-piece white suite bathroom and shower over the bath.

Outside are extensive, well-maintained, mature grounds laid to lawn with planted colorful beds and trees. The apartment benefits from a carport, a garage positioned discreetly at the rear of the property, and further resident parking for guests located at the front of the building.

Viewing is advised to appreciate this beautiful home that any owner would be lucky to purchase.

General Information - We understand the property to be Leasehold with 139 years remaining. We are further informed there is a ground rent of £25.00 and a maintenance charge of £1650 per 6 months. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.













**Tel: 01789 590 988**

**Mob: 07947112186**

**West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF**

**[www.emmafranklinstateagents.co.uk](http://www.emmafranklinstateagents.co.uk)**