



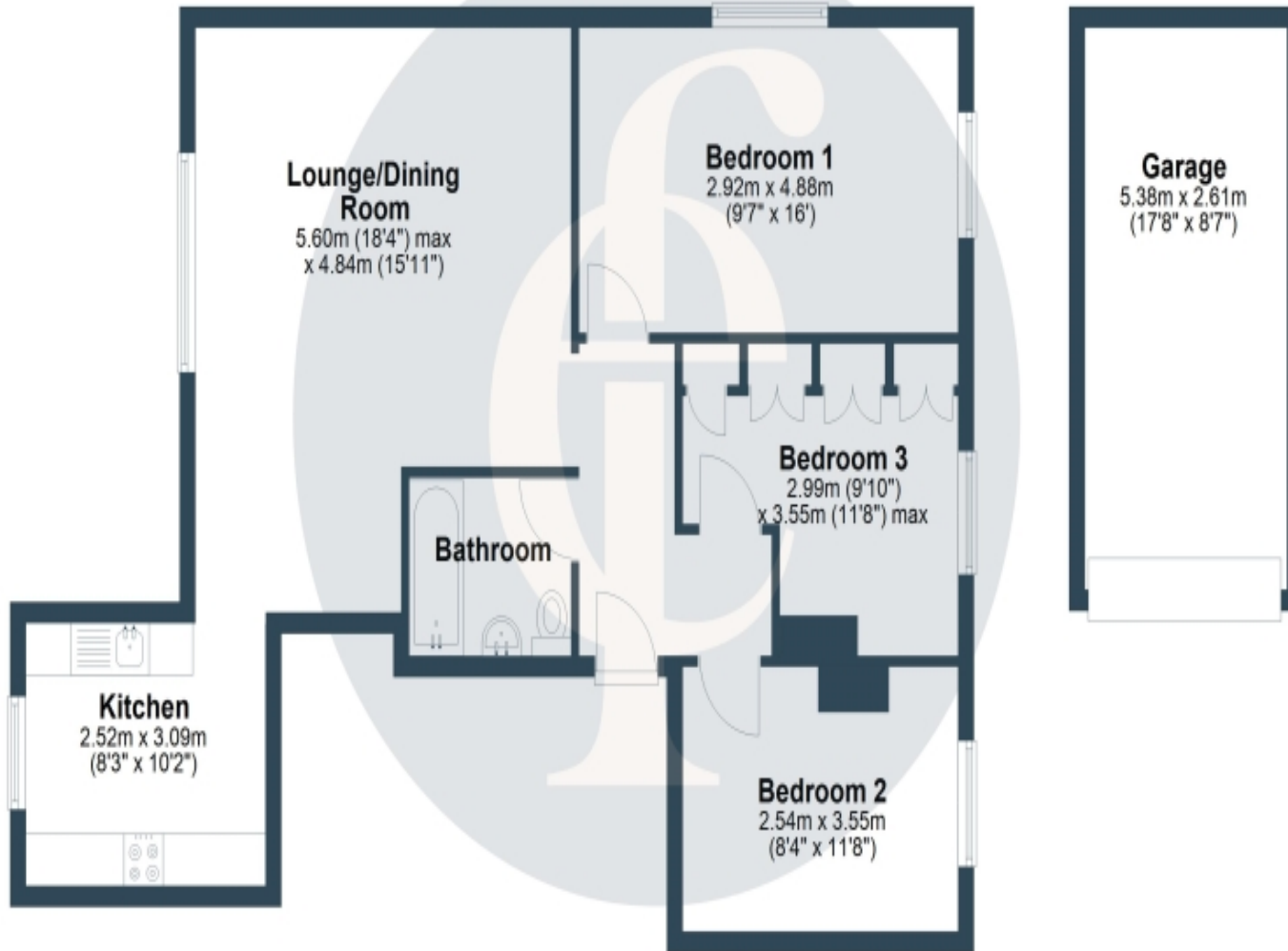
**Ettington Grange, Stratford Road, Ettington,
Stratford-upon-Avon, CV37 7NU**

Offers In Excess Of £270,000



First Floor

Approx. 89.2 sq. metres (960.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Where to begin, with this elegant converted former Rectory? As you can only imagine, this spacious three-bedroom apartment boasts period features throughout, including sash windows, high ceilings, and handcrafted shutters to the windows. When stepping through the front door, you are immediately greeted with natural light and you could be forgiven for thinking you are in a small town in the South of France!

The current owners love their home, and this is quite clearly apparent via their stunning presentation of the home and stylish fittings throughout. If it were not for a growing family, I think the move would not be on the cards.

Going hand in hand with the apartment is the well-maintained communal grounds and the rolling countryside views that are vastly appreciated via the living accommodation windows; they are breathtaking and just add to the positives of this home!

Nestled in the popular village of Ettington, which 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.

On arriving at Ettington Grange, visitors can pick their parking space to the front sweeping driveway and the owners enjoy parking at the rear via a carport or garage, ensuring there is enough space available for the residents and their guests.

As you would expect, the communal entrance is via impressive, solid double doors welcoming you into the hallway. Number four is found on the first floor with just one other apartment. The private entrance is of a nice size and allows access to all accommodation.

The sitting through dining room is a generous "L" shape with dual aspect via large sash windows, and it enjoys a fixed seating booth with added convenience of storage to the benches. The windows, as mentioned, enjoy fitted shutters, but why would you close them when you have open fields as far as the eye can see!

The stylish kitchen is located off the dining area with a range of fitted units, a ceramic sink, a fitted hob, and an oven. Again, whilst preparing dinner, the chef will be forgiven for being distracted by the open views.

The property enjoys three bedrooms, two of which are very generous doubles, and the third is a single or as the current owners use it as a dressing room. Completing the accommodation is the bathroom with a 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.

Viewing is an absolute must!

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.

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