



**ASSURED  
RESIDENTIAL**

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## **Styvechale Rookery Lane Stratford-Upon-Avon, CV37 7TN**

**£1,950 Per Month**

An individual detached bungalow set in a quiet back road in the village of Ettington, which is conveniently located to the south east of Stratford-upon-Avon and has a good variety of local services, including a Spar, coffee shop, post office, Church and the Chequers Inn, there is also a children's playground, football pitch, basketball and tennis courts, and a community centre. There is a well-regarded pre-school and a primary school. It provides good access to the Fosse Way, A46, M40 and wider road networks.

The property is set back from the road behind a fore garden and drive with a good-sized double garage. The accommodation briefly comprises entrance hall, modernised breakfast kitchen, large sitting room, large main bedroom with dressing area and en suite shower room, there are two further bedrooms and a bathroom. To the rear there is a large lawned garden. The property is double glazed and has oil-fired central heating.

Offered on an UNFURNISHED basis and available NOW.



The property is set back from the road behind a private, mature foregarden with stone driveway leading to the frontage and Double Garage with remotely operated roller shutter door.

### ENTRANCE HALL

Entrance porch, parquet floor, a storage cupboard, central heating radiator and doors off to all rooms.

### LIVING ROOM

14'11" x 18'0" (4.55 x 5.5)



Dual aspect double glazed windows look out to the front and side. There is a fireplace with log burner and two central heating radiators. Carpeted.

### KITCHEN

9'8" x 18'0" (2.97 x 5.50)



Having a range of modern shaker style units with a ceramic hob and built in Hotpoint electric oven and a Bosch washing machine. A uPVC framed double glazed window looks out over the rear garden and there is a side entrance door. The floor is tiled and there is a contemporary tall central heating radiator.

### MAIN BEDROOM

16'3" x 14'6" (4.96 x 4.42)



With twin, double built in wardrobes, a uPVC framed double glazed window looks out over the rear garden and there is a central heating radiator. Carpeted and open archway leading to the

### DRESSING AREA

7'6" x 7'4" (2.31 x 2.26)



with door off to the

### EN SUITE SHOWER ROOM

7'6" x 8'3" (2.31 x 2.53)



Having a tiled floor, walk-in double shower tray with electric shower, white pedestal basin and toilet. A uPVC framed, obscure double glazed window, central heating radiator and chrome heated towel rail

### BEDROOM TWO

12'2" x 8'11" (3.73 x 2.73)



A uPVC framed double glazed window looks out to the front and there is a central heating radiator. Carpeted.

### BEDROOM THREE

9'2" x 9'5" (2.81 x 2.88)



A uPVC framed double glazed window looks out to the front and there is a central heating radiator. Carpeted.

### BATHROOM

7'1" x 8'3" (2.17 x 2.52)



Having a tiled floor, white suite comprising bath with hand held shower, pedestal basin and toilet. There is a timber framed, obscure double glazed window, central heating radiator and downflow heater.



## REAR GARDEN



Having stone slabbed path around the house, a large raised lawn with fencing all around, a few mature trees and bushes and railway sleeper sided vegetable beds.

## DOUBLE GARAGE

17'0" x 16'8" (5.20 x 5.09)



Having an electric, remotely operated roller shutter door and pedestrian door to the side, power points and lighting. The oil-fired boiler is housed within. There is additional parking to the driveway.

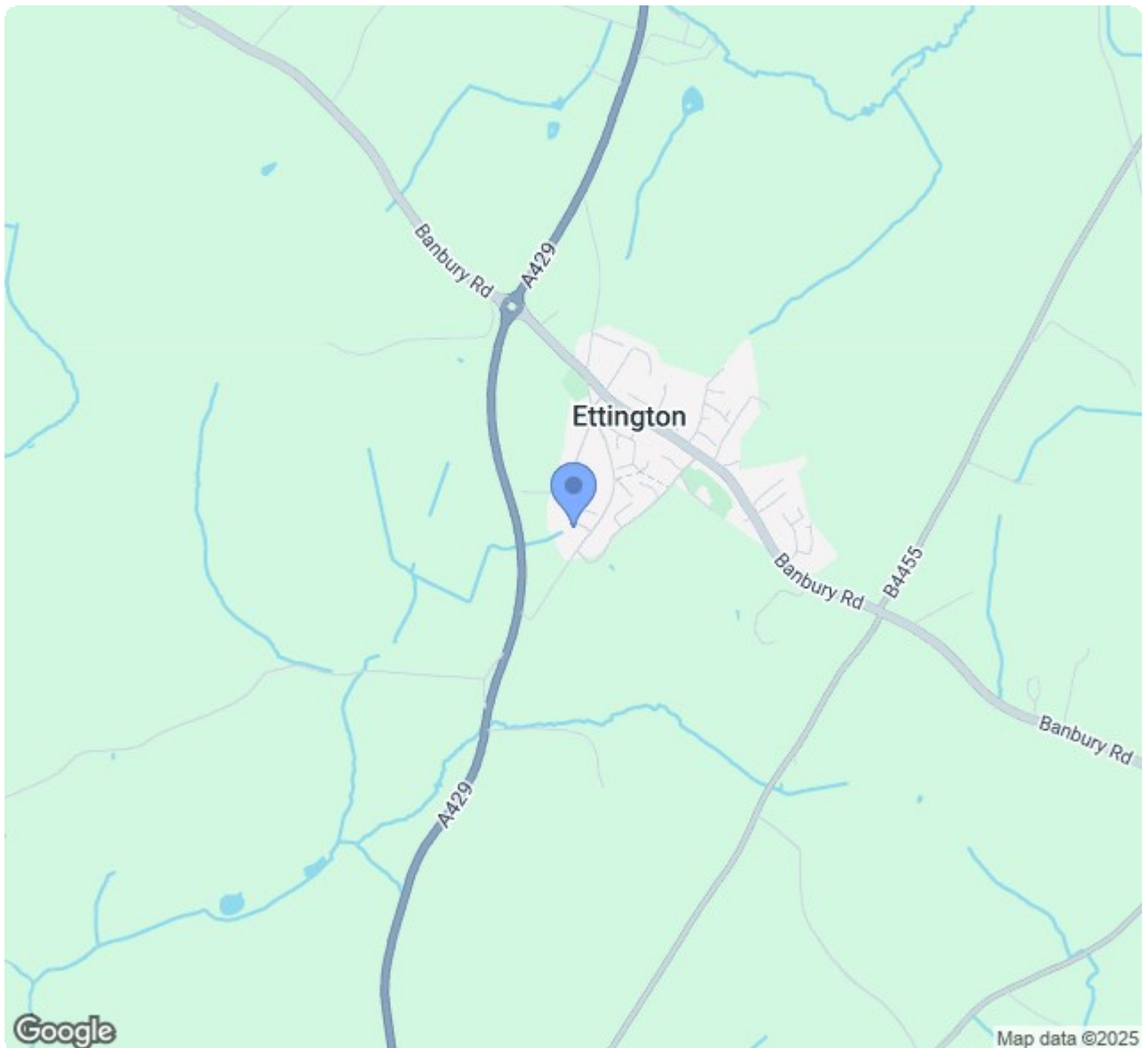
## COUNCIL TAX

Band F with Stratford upon Avon District Council. Please note, the garden waste collection is a subscription service from the Council, if you wish to have your garden waste collected, there is a charge of £46 per bin per annum (2025)

## DEPOSIT

A Security Deposit of £2250 in addition to the first month's rent will be payable prior to the start of the tenancy.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.