



7 Saracen Close
Ettington, Stratford-upon-Avon







A newly constructed and **beautifully presented** family home situated in the sought-after village of Ettington, with a private driveway and far-reaching open countryside views to the rear.

Summary of accommodation

Kitchen/dining/family room | Reception hall | Study | Drawing room | Utility room | WC

Principal bedroom with en suite bathroom | Double bedroom with en suite shower room | Two further double bedrooms | Family bathroom

Double garage | Garden

Distances

Stratford-upon-Avon 6 miles, Warwick 11.5 miles, Leamington Spa 14 miles (Intercity trains to London Marylebone from 69 mins)

Banbury 14.5 miles (Intercity trains to London Marylebone from 54 mins), Birmingham International Airport 28.7 miles

(All distances and times are approximate)



**Knight
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Situation

7 Saracen Close is situated in a sought-after location with unrivalled views of open Warwickshire countryside, located at the end of a no-through road. Ettington is a well-placed village situated to the southwest 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.

A wider range of state and private schools include girls' and boys' grammar schools in Stratford-upon-Avon, Stratford Prep School, and The Croft Prep School. In Warwick, private schools include Warwick Prep, Warwick Junior, King's High School for Girls and Warwick School, and in Leamington Spa, Kingsley School for Girls and Arnold Lodge.

7 Saracen Close is 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.

Golf courses can be found nearby in Stratford-upon-Avon, whilst there is racing at Stratford, Warwick and Cheltenham.





The property

7 Saracen Close is a beautifully presented, detached, Georgian-style property with large sash windows and an impressive, symmetrical façade constructed with limestone under a tile roof. The property benefits from an air source heat pump, which provides underfloor heating to the ground floor, electric underfloor heating on the first floor, CCTV throughout and a 10-year warranty with LABC.

The grand front door opens to an elegant reception hall with engineered oak parquet flooring and stairs leading to a beautiful galleried landing. The reception hall provides access to a generous study, with sash windows providing south-facing views to the front lawn and paved driveway, and a well-proportioned sitting room with three large windows flooding the room with natural light, complete with a gas effect fire.

Glazed double doors in the reception hall open to a stunning kitchen/dining/family room with a gas effect fire and delightful northerly views to the garden and open countryside beyond. The kitchen is finished to an excellent standard and includes an integral dishwasher, fridge/freezer, a range of ovens, and a wine fridge. The dining area benefits from a vaulted ceiling and is fully glazed along the northern wall, with French doors leading to the patio area and garden, providing a bright and airy entertaining space.







The ground floor further extends to a spacious utility room with space for a washing machine and dryer, a storage area with fitted cupboards, modern WC and an integral double garage and an electric car charging point.

Stairs in the reception hall rise to the first-floor galleried landing which provides access to a very spacious principal bedroom with fitted wardrobes and a beautifully presented en suite bathroom, complete with his and hers sinks, a waterproof TV and a walk-in shower with body jets. The principal bedroom also benefits from glazed French doors offering unrivalled views of the open Warwickshire countryside, with planning consent for a balcony.

The first floor extends to another generously sized bedroom with fitted wardrobes and a modern en-suite shower room, two further well-proportioned double bedrooms with fitted wardrobes, a large family bathroom and a storage cupboard.





Gardens

The garden is a particular feature of the property; it is principally lawned and beautifully maintained. A stone paved patio to the rear of the property provides a spacious entertaining area and leads to a Cotswold stone and timber outdoor entertaining area with fitted barbeque and hot tub. The garden is bordered by a mature hedge to the north and east and by a wooden fence to the west.

Services

Mains water, electricity and drainage are connected to the property. Air source heat pump. CCTV throughout.

Fixtures and fittings

All those items mentioned in these particulars are included in the sale. All others are specifically excluded. However, certain items may be available by separate negotiation.

Directions (CV37 7SZ)

From Stratford-upon-Avon take the A422 towards Banbury and at the roundabout with the A429 continue straight over to the village of Ettington. Enter the village and take the first left on to Old Warwick Road. Continue along Old Warwick Road and take the last right turn on to Saracen Close. 7 Saracen Close is located on the left-hand side at the end of the no through road.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Viewing

By prior appointment only with the agents

Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: Band G

EPC Rating: B



Approximate Gross Internal Floor Area

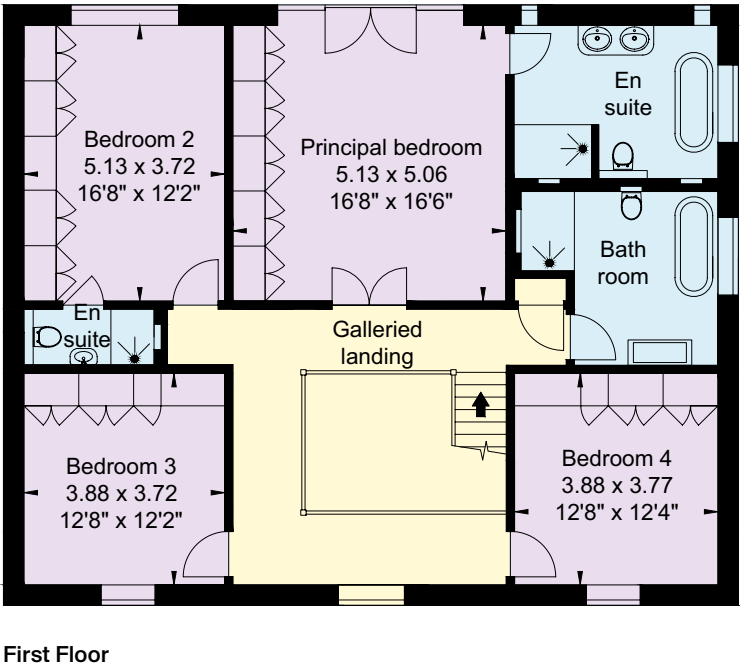
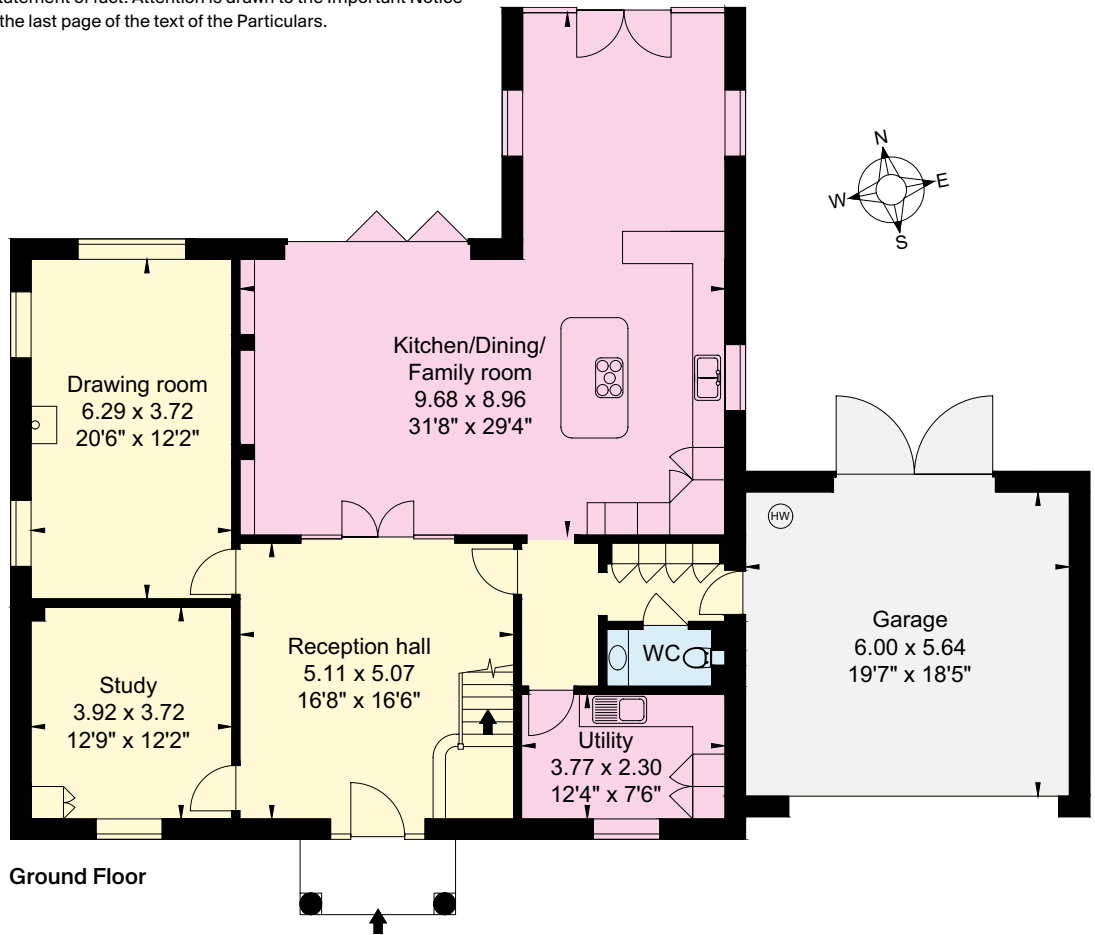
House: 284 sq m (3,058 sq ft)

Garage: 34 sq m (364 sq ft)

Total: 318 sq m (3,422 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated January 2025.

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Date: 21 February 2025
Our reference: STR012396660

7 Saracen Close, Ettington, Stratford-upon-Avon, CV37 7SZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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