








TY RHOSYN

Rogers Lane, Ettington



TY RHOSYN ROGERS LANE, ETTINGTON

Forming part of the manor, this is an enchanting Grade II listed family home, renovated by prestigious developers Johnson & Johnson, that beautifully combines timeless character with modern comforts.

			EPC
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Local Authority: Stratford-on-Avon District Council
Council Tax band: F
Tenure: Freehold



ETTINGTON WARWICKSHIRE

Ettington is a sought-after village that is conveniently located to the southwest of Stratford-upon-Avon and has a variety of local services, including a Spar, coffee shop, post office, and the Chequers Inn. Families will appreciate the village's well-regarded preschool and primary school. Public transport links are readily available, and a bus service connects the village to local public, state, and grammar schools.. The village has a range of sporting and recreational facilities, including a children's playground, football pitch, basketball and tennis courts, and a community centre.

Ty Rhosyn is ideally located for commuters, with easy access to the Fosse Way and the M40, offering routes to both Birmingham to the north and London to the south. For those who enjoy outdoor pursuits, nearby Stratford-upon-Avon features excellent golf courses, with racecourses at Stratford, Warwick, and Cheltenham.





TY RHOSYN ROGERS LANE

Situated in the heart of the charming village of Ettington, this exceptional property offers the perfect combination of peaceful village life with fantastic transport links and local amenities, making it a desirable home for families and professionals.

A welcoming entrance hall leads to the principal reception room — a magnificent formal drawing room featuring an impressive fireplace with a wood-burning stove, creating a warm and inviting atmosphere. The ground floor continues to impress with a delightful breakfast kitchen, a rear-facing dining hall, a small study area, a utility room, and a cloakroom, providing a wonderful balance of living and practical spaces.

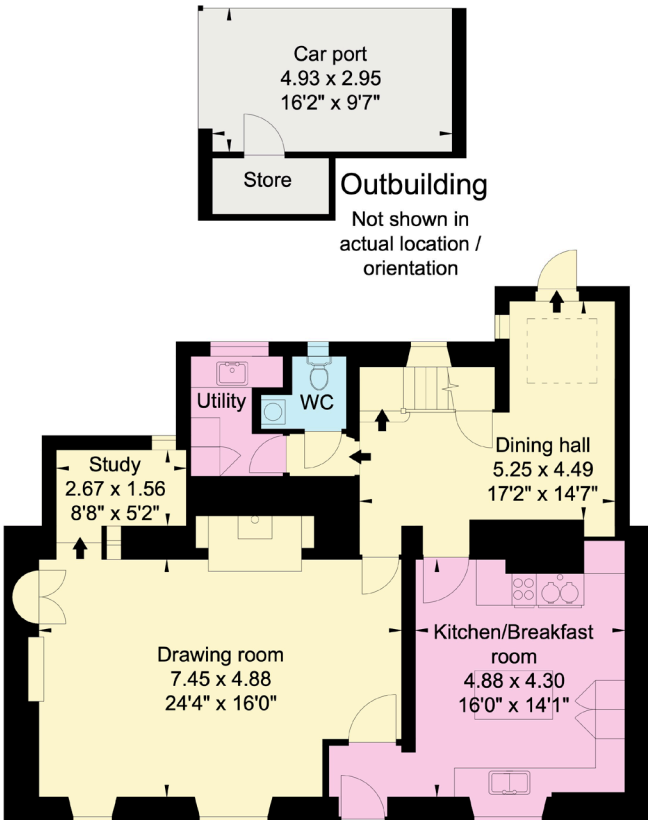
Upstairs, the first floor has a principal bedroom with an en suite shower room and a second guest bedroom with its own en suite shower room. A well-appointed dressing room adds further convenience. The second floor features two double bedrooms, which share a beautifully appointed family bathroom.



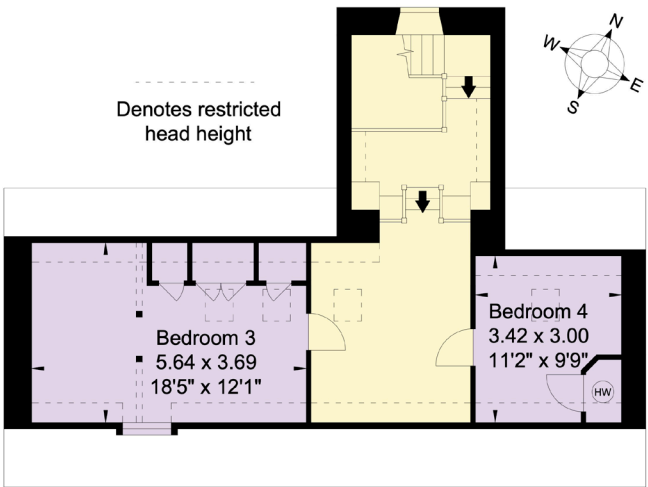
Attractive gardens enhance the property's charm and appeal. The large, private entertaining garden is a standout feature, offering a patio area with integrated lighting, perfect for evening gatherings and social events. Fully enclosed by mature hedging, the garden provides a tranquil and secure space for families, making it an ideal setting for both relaxation and entertaining.

To the front of the property, a smaller, predominantly lawned garden, enclosed by mature hedging, creates an inviting approach to the house. There is a single carport plus designated parking spaces for two cars.

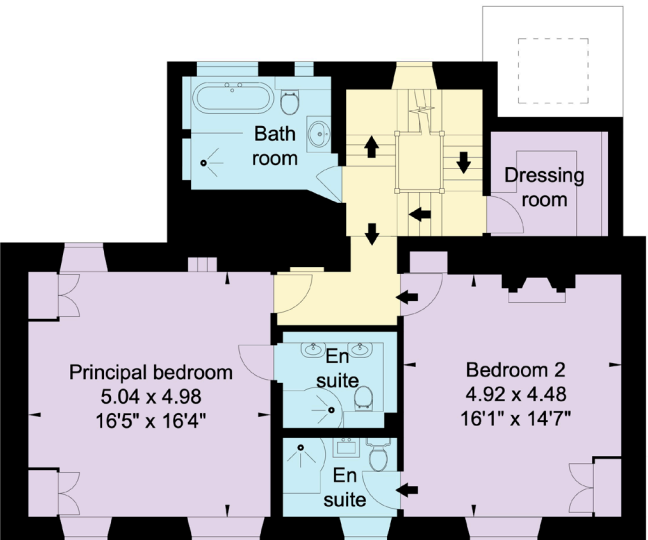




Ground Floor



Second Floor



First Floor



Approximate Gross Internal Area = 269sq m / 2,296sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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Date: 17 March 2025
Our reference: STR012021424

Ty Rhosyn, Rogers Lane, Ettington, Stratford-upon-Avon, CV37 7SX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £885,000

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Yours faithfully



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