



Peter Clarke

Rookery House Rookery Lane, Ettington, Stratford-upon-Avon, Warwickshire, CV37 7TN

Rookery House, Ettington



- Superb detached village residence
- 5/6 bedrooms, 4 bath/shower rooms, 4 reception rooms
- G.I.A. 3,280 sq.ft. plus garaging 396 sq.ft.
- Excellent family kitchen/breakfast/sitting room
- Well proportioned rooms, flexible in use
- Annexe with separate access. Tennage/nanny/guest etc
- Landscaped gardens, quiet position in desirable village
- Great local schooling
- Easy road and rail access



Offers Based On £1,250,000

An excellent modern detached village residence of quality in a quiet position. Generously and well proportioned at a G.I.A. of 3,280 sq.ft. over two floors, the property offers five/six bedrooms, four bathrooms including two en suites, and four reception rooms including the flexibility of an ANNEXE . A superb house for entertaining, it is well appointed and substantial, and occupies a very desirable position in this ever popular village. It is a great location for well regarded local schooling and easy transport with access to road and rail to major towns and cities.

ACCOMMODATION

To the front a pair of brick pillars and electric gates give vehicular access, with a pedestrian gate to side. A gravelled driveway leads up to the double garage. The foregardens are laid to lawn, part walled and with established borders. Mature planting and privacy is provided by hedges and trees, and there is access to the rear of the property on both sides.

ENTRANCE HALL

oak engineered floor, stairs to first floor.

CLOAKROOM

DRAWING ROOM

two French doors and stone fireplace with inset gas fire (LPG).

STUDY

overlooking the garden.

DINING ROOM

bay window to rear, stone fireplace with inset fire.

KITCHEN/BREAKFAST ROOM

KITCHEN

with range of base and wall cupboard and drawer units, Aga stove, six ring hob with hood over, Bosch

dishwasher, Samsung American style fridge freezer, granite work surfaces matching central island unit.

FAMILY ROOM

with French doors to rear garden, and providing informal sitting space and open to

LAUNDRY/UTILITY

door to rear and range of matching base and wall cupboard and drawer units. Washing machine and tumble dryer, and door to double garage.

From the rear hallway, an opportunity for an ANNEXE. There are stairs to first floor and door off to

SHOWER ROOM

BEDSITTING ROOM/BEDROOM SIX

thought suitable for nanny or teenage accommodation, two velux roof lights, two dormer windows to front.

LANDING

hatch to roof space and airing cupboard with hot water tank.

FOUR DOUBLE BEDROOMS, two with EN SUITES

BEDROOM FIVE/DRESSING ROOM

previously a double room but now with fitted furniture.







FAMILY BATHROOM

OUTSIDE

DOUBLE GARAGE

with twin remote up and over doors to front, door to rear. Boulter oil fired central heating boiler.

REAR GARDEN

Paved pathways lead from either side of the property to terraces immediately adjoining the rear and side. Summerhouse to one corner and a pergola. Established beds and borders, hedges providing privacy. External cold water tap and lighting, fenced/screened oil tank.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity and water are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating. LPG bottles for gas fires and the Aga stove and hob. Drainage is via a shared septic tank.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. There is an electricity pole wayleave.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





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