

Peter Clarke



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

Rookery House, Ettington



Approximate Gross Internal Area
 Ground Floor = 158.83 sq m / 1710 sq ft
 First Floor = 145.88 sq m / 1570 sq ft
 Garage = 36.73 sq m / 396 sq ft
 Total Area = 341.44 sq m / 3676 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- 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 £1,190,000

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.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

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