

PRICE GUIDE

£727,500

Banbury Road

Stratford-upon-Avon, CV37 7SR

PROPERTY SUMMARY

The Old Manse, 85 Banbury Road, Ettington

An imposing Georgian-style period residence offering c.2,740 sq ft of characterful accommodation in the heart of the much-sought Warwickshire village of Ettington. Sold with the benefit of vacant possession, this timeless home blends elegant original detail with generous living space throughout.

Ettington offers more than rustic charm—it embraces vibrant local attractions. Just off Banbury Road, you'll find Caffeine & Machine at "The Hill": a unique coffee house, pub, and motorsport-inspired hangout housed in the former Dower House. A short drive from the village takes you to several National Trust gems including Charlecote Park, Packwood House, Baddesley Clinton, and Upton House—each offering stately homes, rich Tudor history, and idyllic gardens.

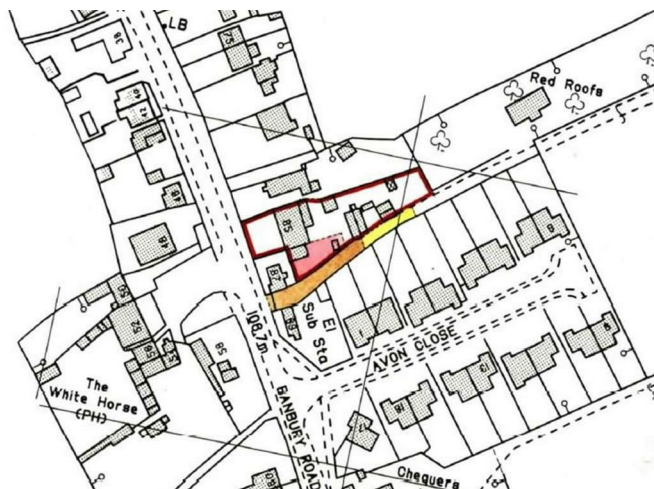
4



3



4

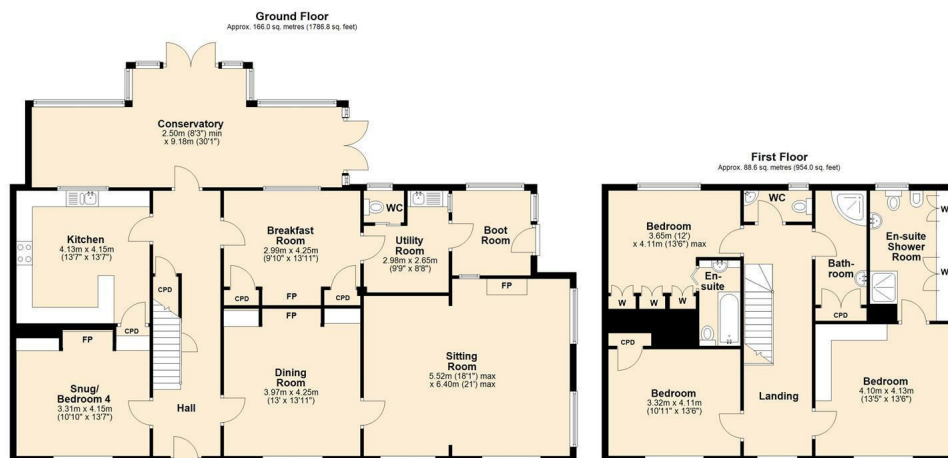


"The right of one Thomas Giles Clark his heirs and assigns Owners of the property on the North side of the hereditaments hereby assured at all times hereafter and for all purposes to pass and repass with or without horses cattle carts carriages motor cars and other vehicles over and along the piece of land coloured green on the said plan to and from the High Road leading from Stratford-On-Avon to Banbury and to and from the rear of the adjoining property of the said Thomas Giles Clark."

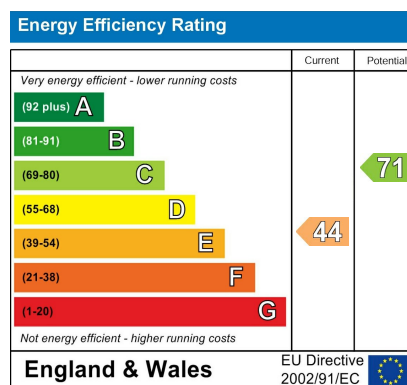
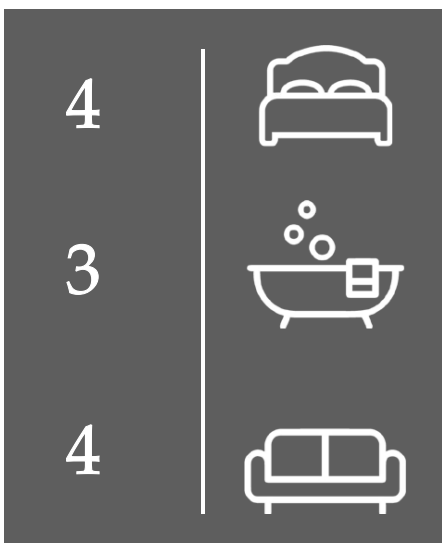
NOTE: The land coloured green referred to is tinted brown on the filed plan.







Total area: approx. 254.6 sq. metres (2740.8 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
8a Regent Street
Leamington Spa
Warwickshire
CV32 5HO

OFFICE DETAILS
01926 354 400
leamington@handlesproperty.co.uk