



## Leam Cottage, Kents Lane, Ettington CV37 7SJ

Offers Over £700,000

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An attractive extended period home tucked away on a quiet no-through lane in the desirable village of Ettington. Offering four/ five bedrooms, spacious and characterful interiors, a generous private garden, garage and parking for up to four cars, all within easy reach of Stratford-upon-Avon and the North Cotswolds.

**Floor Area**  
1959 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£0 per annum

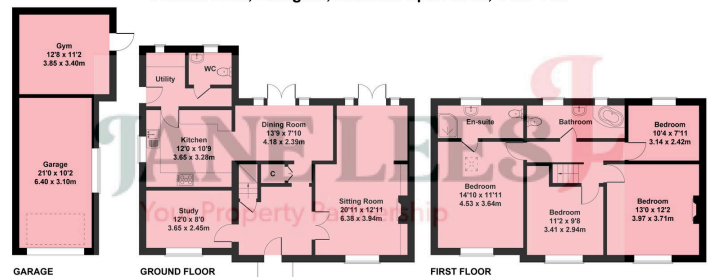
**Ground Rent**  
£0 per annum



- Quiet No-Through Lane Location in the Highly Desirable Village of Ettington.
- Characterful Kitchen/Dining Room
- Private Mature Garden
- Garage & Off-Street Parking for Up to Four Cars
- Principal Bedroom With Vaulted Ceiling And En-Suite
- Extended Period Home
- Beautiful Indian Slate Flooring
- Cabin/Gym with Integral Garage Access
- Four/Five Bedrooms



6 Kents Lane, Ettington, Stratford-upon-avon, CV37 7SJ



Approximate Gross Internal Area = 182 sq m / 1959 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		

