



Banbury Road, Ettington

Stratford-Upon-Avon, CV37 7SU

Jeremy
McGinn & Co 

Available at
Offers Over £700,000



An individually designed detached village home offering spacious and beautifully appointed accommodation, ideally situated in the heart of the highly regarded village of Ettington and within easy walking distance of the excellent local amenities including village school, shop, public house and coffee shop.

The property stands attractively behind a mature laurel hedge and has been thoughtfully extended to create superb family living space throughout. Benefiting from oil fired central heating and double glazing, the accommodation briefly comprises reception hall, guest cloakroom/WC, fitted kitchen with integrated appliances and granite work surfaces, utility room, generous living room and separate dining room.

A particular feature of the property is the hugely impressive open plan family room with vaulted ceiling and bi-fold doors opening onto the rear garden, creating a wonderful space for modern family living and entertaining.

To the first floor, the landing leads to a principal bedroom with ensuite shower room, three further well-proportioned double bedrooms and a family bathroom.

Outside, a double width driveway provides ample parking and leads to a large detached garage with useful storage space above. To the rear there is a private patio garden enjoying a sunny aspect and providing excellent outside entertaining space.





Tax Band: E

Council: Stratford District Council

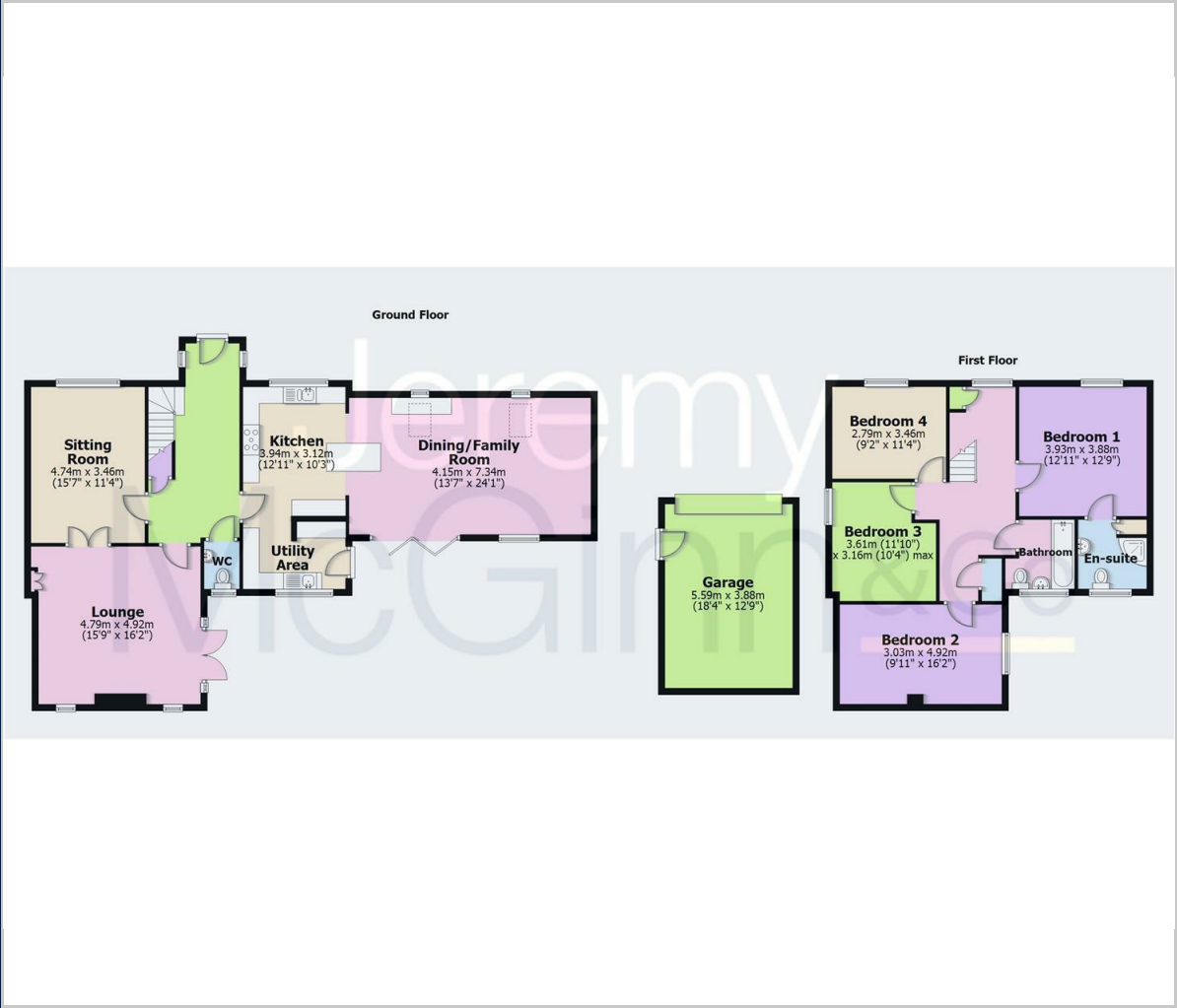
Tenure: Freehold

Ettington is a popular village with a strong sense of community being situated 5.5 miles south east of Stratford upon Avon boasting a range of local amenities including shop & post office, pub, C of E primary school, Holy Trinity Church, coffee shop & community hall.

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

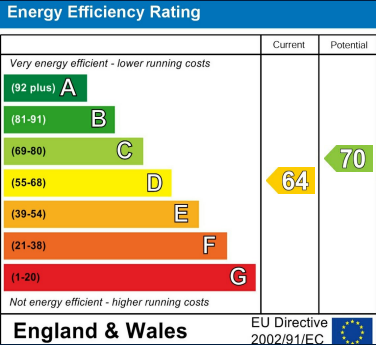
Floor Plan



Map



Energy Performance



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In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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