



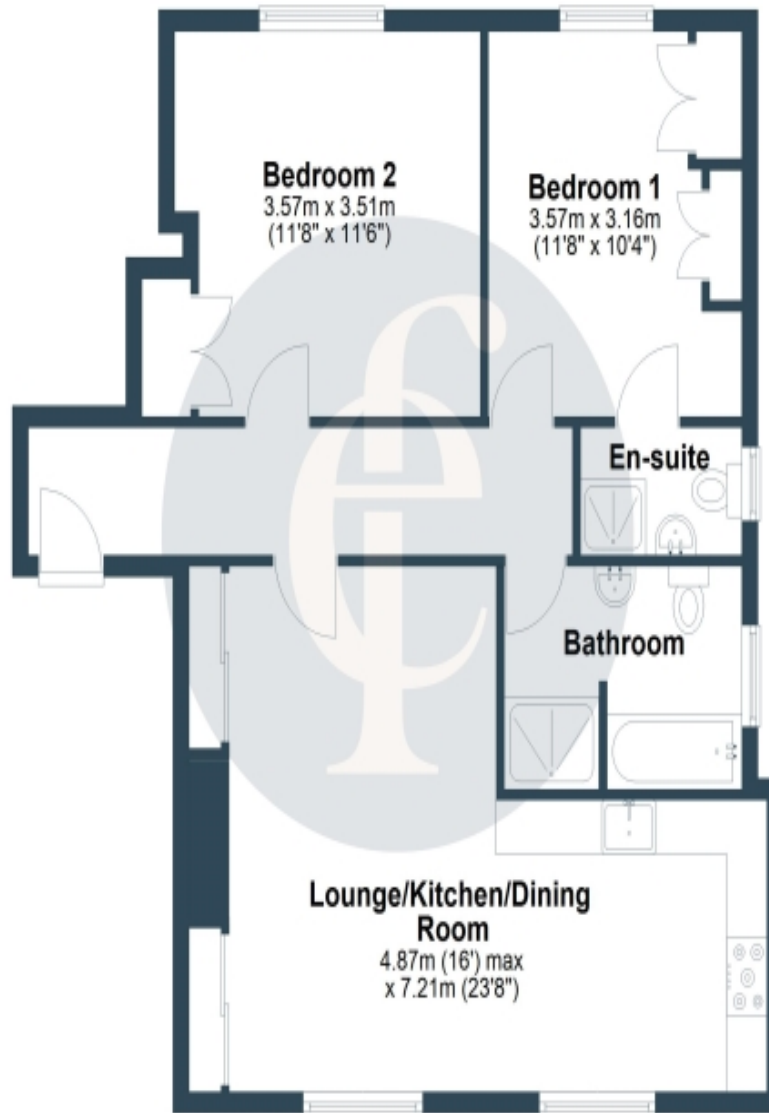
**Ettington Grange, Stratford Road, Ettington,
Stratford-upon-Avon, CV37 7NU**

Guide Price £215,000



Top Floor

Approx. 71.9 sq. metres (774.3 sq. feet)



Total area: approx. 71.9 sq. metres (774.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Number 5 is a beautiful top-floor apartment with the most enviable views over rolling open countryside. An elegant converted former Rectory, positioned on the edge of the highly regarded, pretty village of Ettington. A well-placed village situated to the South-East of Stratford-upon-Avon, with facilities that include a Spar and coffee shop, post office, The Chequers Inn, highly regarded pre and primary schools, a community centre with a children's playground, football pitch, basketball, and tennis court. A bus service picks up for the local public, state, and grammar schools. Superbly positioned for the commuter, being only a stone's throw from the Fosse Way, giving access to the M40, providing routes to Birmingham to the north and London to the south. Boasting period features throughout, including sash windows and high ceilings. Going hand in hand with the apartment is the well-maintained communal grounds and the rolling countryside views that are vastly appreciated via the living accommodation windows.

On arriving at Ettington Grange, visitors can pick their parking space from the front sweeping driveway, and the owners enjoy parking at the rear via a carport or garage, ensuring there is enough space available for the residents and their guests.

The entrance hall offers access to the accommodation, leading from the well-maintained communal hallway and staircase. The living space is an open plan, light and airy, "L" shaped room that creates ample space for dining, relaxing, and cooking. Enjoying two sash windows, both taking in the views of the lawned communal gardens and the open views beyond. The kitchen offers a range of matching wall and base units with integrated Rangemaster, washing machine, and dishwasher. Also, the Calor Gas boiler is housed here, which we understand is only a year old. The living space offers great storage via two cupboards for your coats, shoes, and even conceals the TV!

The master bedroom is a generous double with fitted cupboards, and the second bedroom, although slightly smaller, enjoys an en-suite shower room with a corner shower and a heated towel rail. Completing the accommodation is the four-piece bathroom with both a bath and a walk-in shower. Best of both worlds!

Outside are extensive, well-maintained, mature grounds laid to lawn with planted colorful beds and trees. The apartment benefits from a carport, a garage positioned discreetly at the rear of the property, and further resident parking for guests located at the front of the building.

Viewing is advised to appreciate this beautiful home that any owner would be lucky to purchase.

General Information - We understand the property to be Leasehold with 137 years remaining. We are further informed there is a ground rent of £100 per annum and a maintenance charge of £1650 per 6 months. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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