



  
**EDWARDS**  
ESTABLISHED 2007

**CHURCHILL CLOSE  
ETTINGTON CV37 7SP**

# FOR STARTERS



OFFERS OVER  
£450,000

## MAIN COURSE

A Spacious & Versatile Four Bedroom Linked Detached Home in a Sought-After Cul-de-Sac - Ettington

Situated in a lovely cul-de-sac within the highly reputable village of Ettington, this fantastic four bedroom linked detached home offers generous, flexible living space perfect for modern family life. With easy access to Stratford-upon-Avon, highly regarded local schools, excellent motorway links and convenient routes to Banbury, this location truly offers the best of both village charm and commuter convenience.

Ettington itself enjoys a wonderful community atmosphere and an excellent range of amenities, within walking distance to the property. The village benefits from a lovely village shop and coffee shop, a traditional country pub, and a thriving Community Centre which hosts a variety of activities including yoga, evening bingo, mother and baby groups, and exercise classes. The centre can also be booked for private functions and events, making it a real hub of village life. For families, the village nursery has an outstanding Ofsted rating, and Ettington Infant and Junior School enjoys an excellent reputation, having received strong Ofsted ratings in its April 2025 inspection.

Step through the front door into a welcoming entrance hallway with ample space for coats, shoes and everyday essentials. A modern and stylish downstairs WC is positioned to the left, creating a practical separation from the main living accommodation - ideal for families with children or pets.

From the hallway, you enter the first reception room, currently used as a snug. The striking dog-leg staircase sits almost centrally within this space, giving the room a unique feel, while a large front-facing window allows natural light to pour in. Leading through, you'll find the impressive main living room - a fantastic size and perfect for entertaining or relaxing. Featuring a charming fireplace and stunning floor-to-ceiling French doors that open directly onto the garden, this room is flooded with natural light and offers ample space for a variety of furniture layouts.

To the rear of the property sits a modern kitchen, thoughtfully designed with plentiful cupboard storage and generous worktop space. The kitchen flows seamlessly into a substantial conservatory, creating an excellent entertaining area with double doors opening onto the garden. The sense of space continues as you move into a large and practical utility room, ideal for additional appliances and storage.

Beyond the utility, there is a further reception room currently utilised as a living area and office. This versatile space could serve a variety of needs - from a home office or playroom to a potential annex-style area for multi-generational living.



Upstairs, the dog-leg staircase leads to a spacious landing and four well-proportioned bedrooms. The principal bedroom comfortably accommodates a super king-size bed along with additional furniture and benefits from two large fitted wardrobes. The second bedroom is another generous double with fitted wardrobes, while the third remains a good-sized double. The fourth bedroom offers flexibility as a nursery, home office or even a dressing room. The contemporary family bathroom is modern, stylish and spacious.

Externally, the property boasts a private, south-facing rear garden with both patio and lawn areas - perfect for outdoor dining, entertaining or simply enjoying the sunshine. This home truly keeps on giving, offering exceptional space and flexibility in a desirable village setting.

A spacious and highly versatile four bedroom linked detached home, set within a quiet cul-de-sac in sought-after Ettington. Offering multiple reception rooms, generous bedrooms, a modern kitchen with conservatory, utility, flexible additional living space and a private south-facing garden, this property is ideal for growing families and multi-generational living alike. Early viewing is highly recommended.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band TBC -



South West Facing Rear  
Garden



Mains Electric, Oil,  
Water & Drainage



Heating System  
Oil Fired Condensing  
System



Ettington Primary  
School

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



**FOR MORE INFO AND TO SEE OUR OTHER LOVELY PROPERTIES CHECK OUT OUR WEBSITE**

**MOVEWITHEDWARDS.CO.UK**

**HAVE YOU GOT A PROPERTY TO SELL? WE'D LOVE TO HAVE A CHAT 01789 414222**

**DID YOU KNOW WE ALSO DO MORTGAGES. FOR FREE ADVICE SPEAK TO ONE OF OUR CONSULTANTS**

