



FOR STARTERS



OFFERS IN EXCESS OF
£375,000

MAIN COURSE

We are delighted to showcase this stunning home situated in the heart of Ettington: a Georgian Grade II listed, double-fronted property that elegantly marries traditional charm with contemporary sophistication. Every aspect of this beautiful home has been attentively upgraded by the current owners to achieve an unrivalled standard of excellence.

Nestled within the vibrant village community of Ettington, the property is surrounded by an array of amenities including a well-stocked village shop, a cosy coffee shop, a highly-regarded primary school, a historic church and an engaging community centre that boasts a superb play park. Its strategic location further offers easy access to Stratford upon Avon, Leamington, Wellesbourne and the M40.

Despite the modern upgrades, the property still exudes a timeless charm with original features such as the open fireplaces, a grand central staircase, exposed beams, classic picture rails and traditional sash windows. The combination of generously-proportioned rooms, high ceilings and refined decor, add to the property's appeal and elegance.

Arranged over three floors, the versatile floor plan includes a welcoming entrance hall, a handy downstairs cloakroom, a charming sitting room complete with an open fireplace and a newly fitted dining kitchen with granite work surfaces and integrated Neff appliances including a dishwasher, washing machine, fridge/freezer, combination microwave and oven, main oven, induction hob and a hot water filter tap. There is plenty of room in here for a dining table, perfect for entertaining friends and family.

On the first floor, you'll find a spacious Master bedroom that spans across the property. This inviting room features a vanity unit and sink, while its dual aspect allows for ample natural light, creating a bright and airy



ambiance. Additionally there is another comfortable double bedroom on this floor, along with a modern and stylish bathroom.

As you ascend to the top floor, you will discover a captivating atmosphere where the exposed wooden beams and sloping ceilings exude character and history. This level encompasses two additional bedrooms, with one generously sized to accommodate a double bed, while the other presents an ideal area for a study or single bedroom. Completing this floor is a modern and stylish shower room, adding a touch of contemporary convenience.

At the front of the property lies a spacious southwest-facing courtyard garden, a true sun trap. When the front gate is shut, this area provides absolute privacy, or you can open it to watch the world go by. Positioned at the back of the property, there is a single garage and secure off-road parking for two vehicles, ensuring both convenience and safety.

If you seek a home that seamlessly combines the charm of a character property with the comforts of modern living, your search ends here. Don't hesitate any longer—schedule your viewing today.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - Exempt



South West Garden to
Front



Mains Electric, Water
& Drainage. Oil Tank.



Heating System
Oil

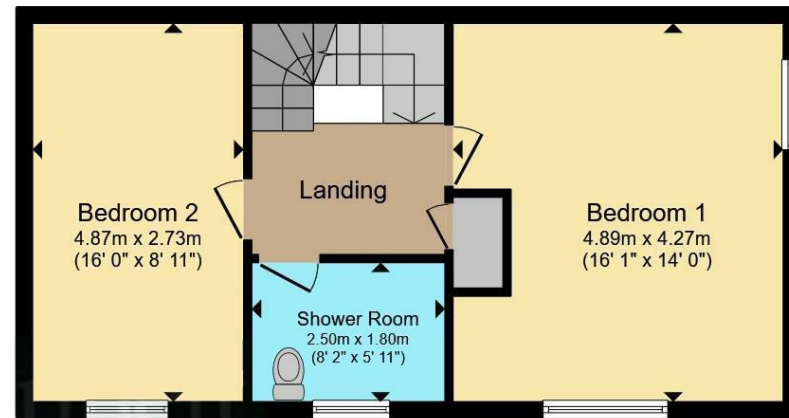


Ettington Primary

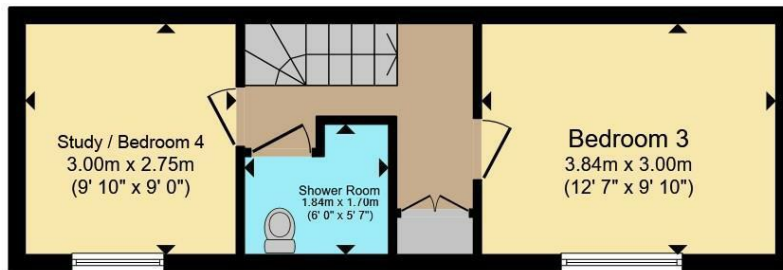
WHY NOT TAKE
A LOOK INSIDE?
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Ground Floor



First Floor



Second Floor

Total floor area 123.9 sq.m. (1,333 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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