

EDWARDS

ESTABLISHED 2007

HILLMAN WAY
ETTINGTON CV37 7SG

FOR STARTERS

1 1 1

OFFERS IN EXCESS OF £199,000

MAIN COURSE

Situated in a lovely position on Hillman Way, just off the Banbury Road in the popular village of Ettington, this fantastic one-bedroom freehold coach house is being offered to the market with no onward chain. The property is ideally placed within walking distance of the village pub, well-regarded for its fantastic food, local shop and post office, a lovely café and the village primary school. For commuters, the nearby M40 provides excellent road links, while the beautiful Cotswolds are also within easy reach, offering a wonderful choice of countryside walks and days out. Combining village living with convenient access to surrounding towns and road networks, this is a great opportunity for first-time buyers, downsizers or investors alike.

To the front of the property is allocated tandem parking, with external stairs rising to the private entrance door. There is also the added benefit of a large lockable storage cupboard, ideal for bikes and additional storage, together with access to the surprisingly generous rear garden.

Stepping inside, the entrance hallway provides access to all the accommodation. The main living space is a fantastic open-plan kitchen, living and dining area, creating a sociable and versatile room which is ideal for both everyday living and entertaining. The room is dual aspect, allowing plenty of natural light to flood in, and offers plenty of potential to arrange the space to suit your own needs. The kitchen is fitted with a range of wall and base units, providing useful storage and workspace.







The principal bedroom is a particularly good-sized double, featuring two windows allowing for plenty of natural light, as well as a fitted wardrobe. The accommodation is completed by a main family bathroom, fitted with a bath and shower over.

One of the real surprises with this property is the private rear garden. Far larger than you might expect from a coach house, this wonderful outdoor space is predominantly laid to lawn and enclosed by attractive walls, giving it plenty of character and a lovely sense of privacy. It enjoys a particularly sunny aspect and offers plenty of room to relax and enjoy the outdoors.

Offering freehold ownership, allocated tandem parking, a generous garden and no onward chain, this is a fantastic opportunity to purchase a home in a popular village location. We would highly recommend arranging a viewing to appreciate the space and potential on offer!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - B

EPC
Band -

South East Facing

LPG Gas, Electric,
Water, Drainage

Gas Central Heating

Ettington Primary

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



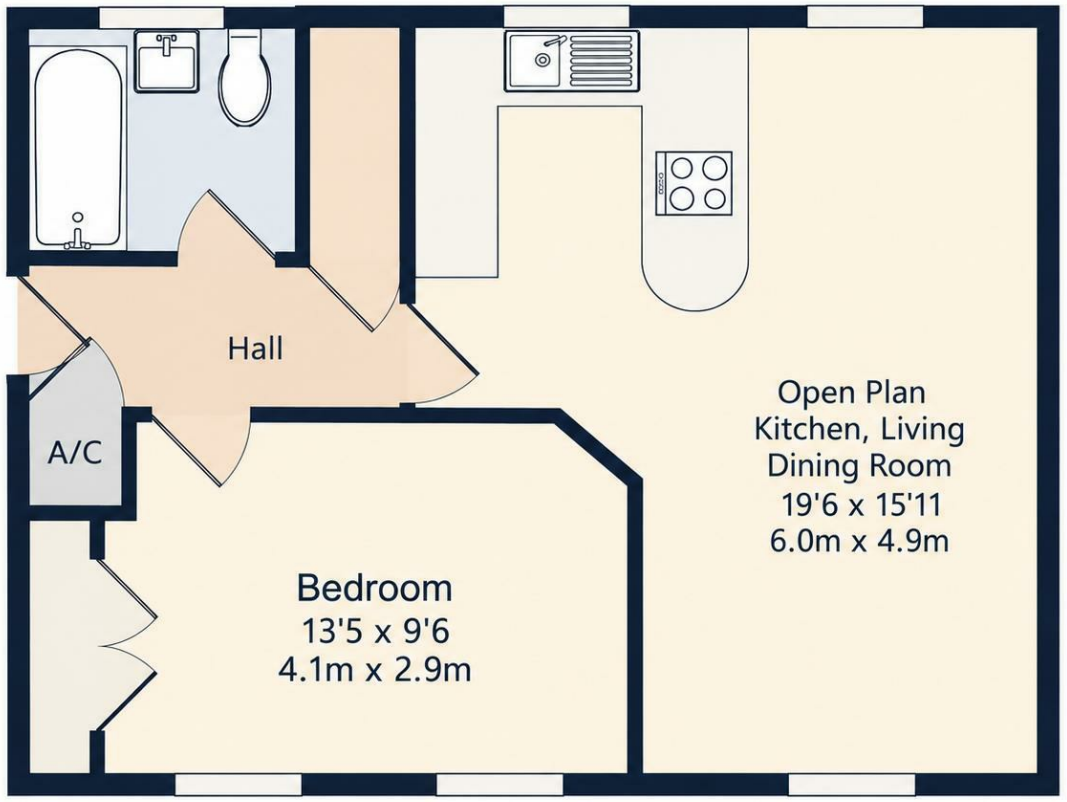












EDWARDS
ESTABLISHED 2000

Total Approx. Floor Area
(497 Sq.Ft.)
46.2 Sq.M.

For illustrative purposes only and should be used as such by any prospective purchaser.

Made with Metropix ©2009

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

