



Banbury Road, Ettington

Stratford-upon-Avon, CV37 7SR

Jeremy
McGinn & Co

**Available at
Guide Price £650,000**



Situated on the outskirts of the highly sought-after village of Ettington, this substantial detached bungalow enjoys a generous plot with an impressive frontage and offers exceptionally versatile accommodation, all within easy walking distance of the village's excellent amenities including a village store and Post Office, coffee shop, primary school and popular public house.

Set well back from the road behind double electric gates, the property benefits from extensive off-road parking for numerous vehicles, making it ideal for families, those with multiple cars or anyone requiring space for a motorhome or caravan.

The spacious and flexible accommodation has been thoughtfully extended over the years to create a superb family home with the potential for up to four bedrooms. Benefitting from oil-fired central heating and uPVC double glazing throughout, the accommodation comprises an enclosed entrance porch leading into a welcoming reception hall.

The heart of the home is undoubtedly the impressive open-plan kitchen, dining and family room, fitted with an excellent range of integrated appliances and flooded with natural light courtesy of a striking roof lantern and three sets of patio doors opening onto the rear terrace and garden. A generous verandah provides further living space, offering an ideal place to relax and enjoy views over the garden throughout the seasons.

Supporting the kitchen is a practical utility room with adjoining side hallway providing useful additional storage and external access.

The original living room has been successfully transformed into an impressive principal bedroom with dual-aspect windows, complimented by two further well-proportioned bedrooms and a modern family bathroom. The former garage has been converted into a substantial home office, which would potentially lend itself to use as a guest suite or fourth bedroom, complete with its own en-suite shower room. There is also a large mainly boarded loft.





Outside, the rear garden is a particular feature of the property, being predominantly laid to lawn with a large paved terrace ideal for outdoor entertaining. Well screened from neighbouring properties, the garden enjoys an excellent degree of privacy and provides a wonderful setting for family life and relaxation.

Offering generous and adaptable accommodation in one of South Warwickshire's most desirable villages, this is a rare opportunity to acquire a detached bungalow combining space, versatility and a superb village location.

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.



Tax Band: F

Council: Stratford on Avon District Council

Tenure: Freehold

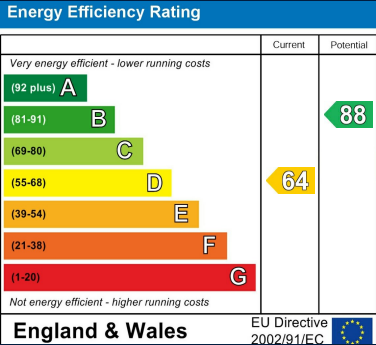
Floor Plan



Map



Energy Performance



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