



Banbury Road, Ettington

Stratford-Upon-Avon, CV37 7SU

Jeremy
McGinn & Co 

Available at
Asking Price £725,000



An individually designed detached village home offering spacious and beautifully appointed accommodation, ideally situated in the heart of the highly regarded village of Ettington and within easy walking distance of the excellent local amenities including village school, shop, public house and coffee shop.

The property stands attractively behind a mature laurel hedge and has been thoughtfully extended to create superb family living space throughout. Benefiting from oil fired central heating and double glazing, the accommodation briefly comprises reception hall, guest cloakroom/WC, fitted kitchen with integrated appliances and granite work surfaces, utility room, generous living room and separate dining room.

A particular feature of the property is the hugely impressive open plan family room with vaulted ceiling and bi-fold doors opening onto the rear garden, creating a wonderful space for modern family living and entertaining.

To the first floor, the landing leads to a principal bedroom with ensuite shower room, three further well-proportioned bedrooms and a family bathroom.

Outside, a double width driveway provides ample parking and leads to a large detached garage with useful storage space above. To the rear there is a private patio garden enjoying a sunny aspect and providing excellent outside entertaining space.



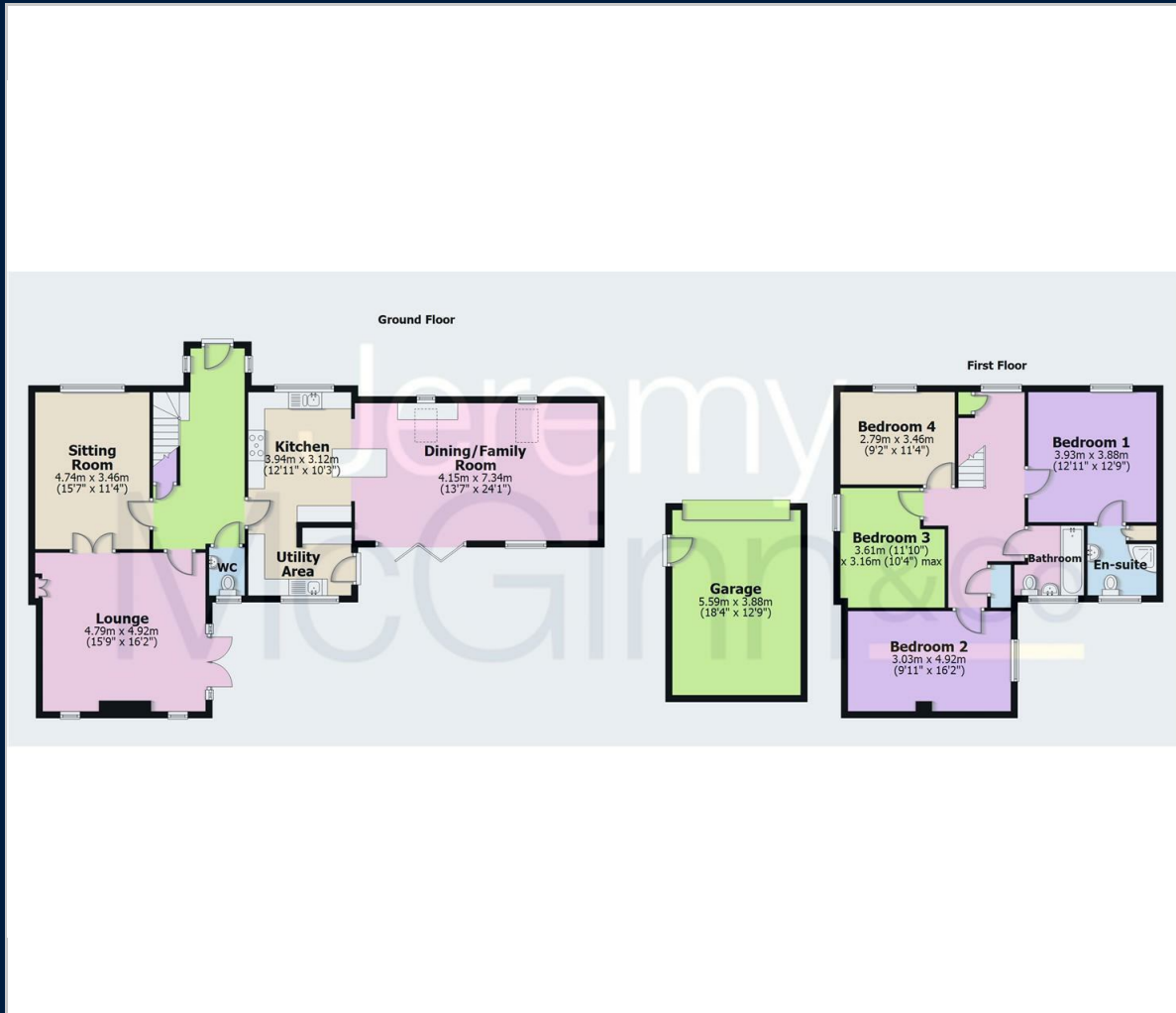


Tax Band: E

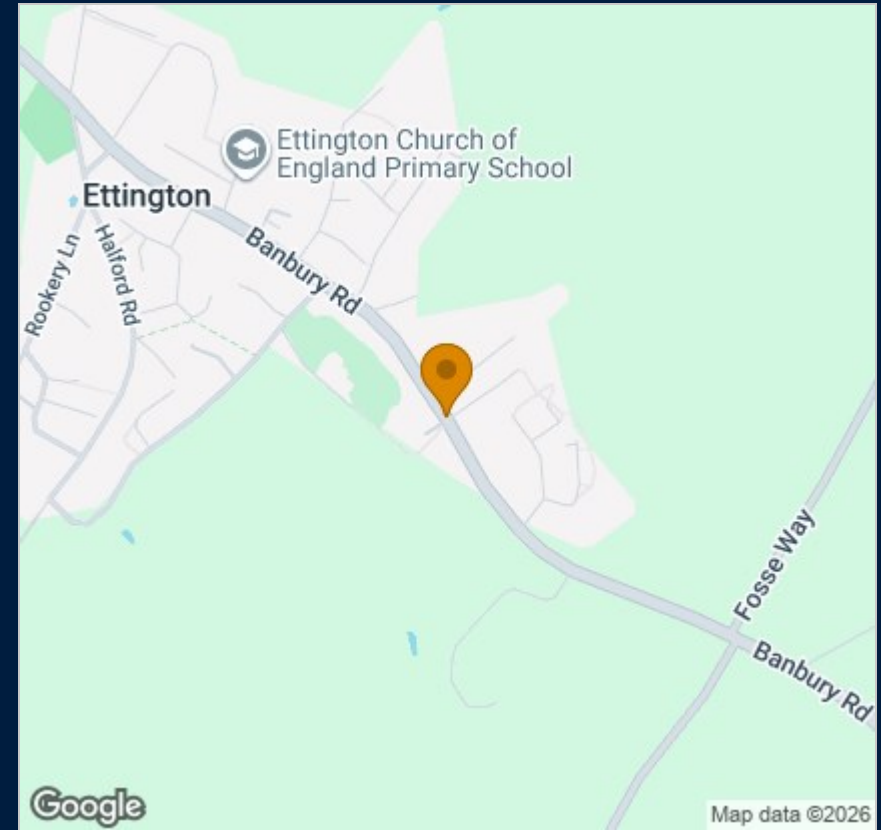
Council: Stratford District Council

Tenure: Freehold

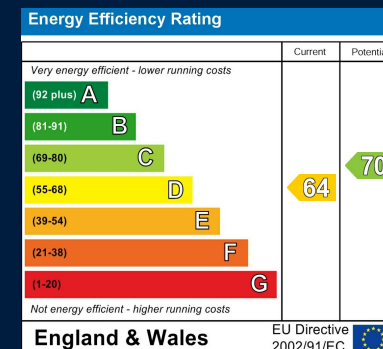
Floor Plan



Map



Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations – Identification Checks

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. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginn.com
 www.jeremymcginn.com